

- + 20,000 SF OFFICE BUILDING AVAILABLE
- + LOCATED IN THE TOLLWAY PARK OF COMMERCE
- + EXCELLENT ACCESS TO I-88

Office Building For Sale



Building Specifications

BUILDING SIZE	20,000 SF
PROPERTY SIZE	3.3 Acres
YEAR BUILT	1992
CLEAR HEIGHT	12'6"
CAR PARKING	11/1,000 SF (220 spaces)
ZONING	ORI
PIN	15-04-352-013

Investment Overview

SALE PRICE	\$1,500,000 (\$75.00 PSF)
TAXES ('23 PAYABLE '24)	\$63,759.40 (\$3.19 PSF)
OCCUPANCY	0%



Property Features

- 12'6" clear height
- ORI Zoning
- 3.3 acres with ability to expand building
- Former call center space with adequate power and back-up generator
- Great access to full interchange at Route 31 and I-88
- 220 parking spaces (11/1,000 SF)

Investment Highlights

- Originally used as a call center which features 725 amps of power and a 45 KW back-up generator
- Additional pad immediately west of the building that could be used to expand the building
- Located in the Tollway Park of Commerce
- Excellent access to I-88 via the full interchange at Route 31
- Features 12'6" foot clear height providing for potential flex use if desired





