

# 145

UNIT 9, BURR RIDGE, IL 60527

± 4,000 SF  
**INDUSTRIAL BUILDING  
FOR SALE**



## BURR RIDGE BUSINESS DISTRICT

MICHAEL O'LAUGHLIN | M.OLAUGHLIN@BESPOKECRE.COM | (+1) 312-637-3489 | LIC. #: 475.214.885  
BILL LUSSOW, SIOR | BILL@BESPOKECRE.COM | (+1) 312-635-0124 | LIC. #: 471.014.355

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commercial real estate





# PROPERTY

## OVERVIEW

### FULL FEATURES:



Asking Price  
**SUBJECT TO OFFER**



Power  
**277/480 VOLT 3 PHASE**



Building Size  
**± 63,933 SF**



Clear Height  
**18'**



Office Area  
**± 2,000 SF**

- ± 1,000 SF (1ST FLOOR)
- ± 1,000 SF (2ND FLOOR)



Zoning  
**IL (LIGHT INDUSTRIAL)**



Warehouse  
**± 2,000 SF**



Year Built/Construction  
**2002/2007**



Property Type  
**O/I OFFICE & INDUSTRIAL**



Sprinkler System  
**FULLY SPRINKLERED**

### LOADING:



Truck Doors  
**1 SHARED TRUCK  
HEIGHT DOCK**



Drive-In Door  
**1 DRIVE-IN-DOOR**

### TAXES & ASSESSMENTS



2024 Taxes  
**\$12,400**

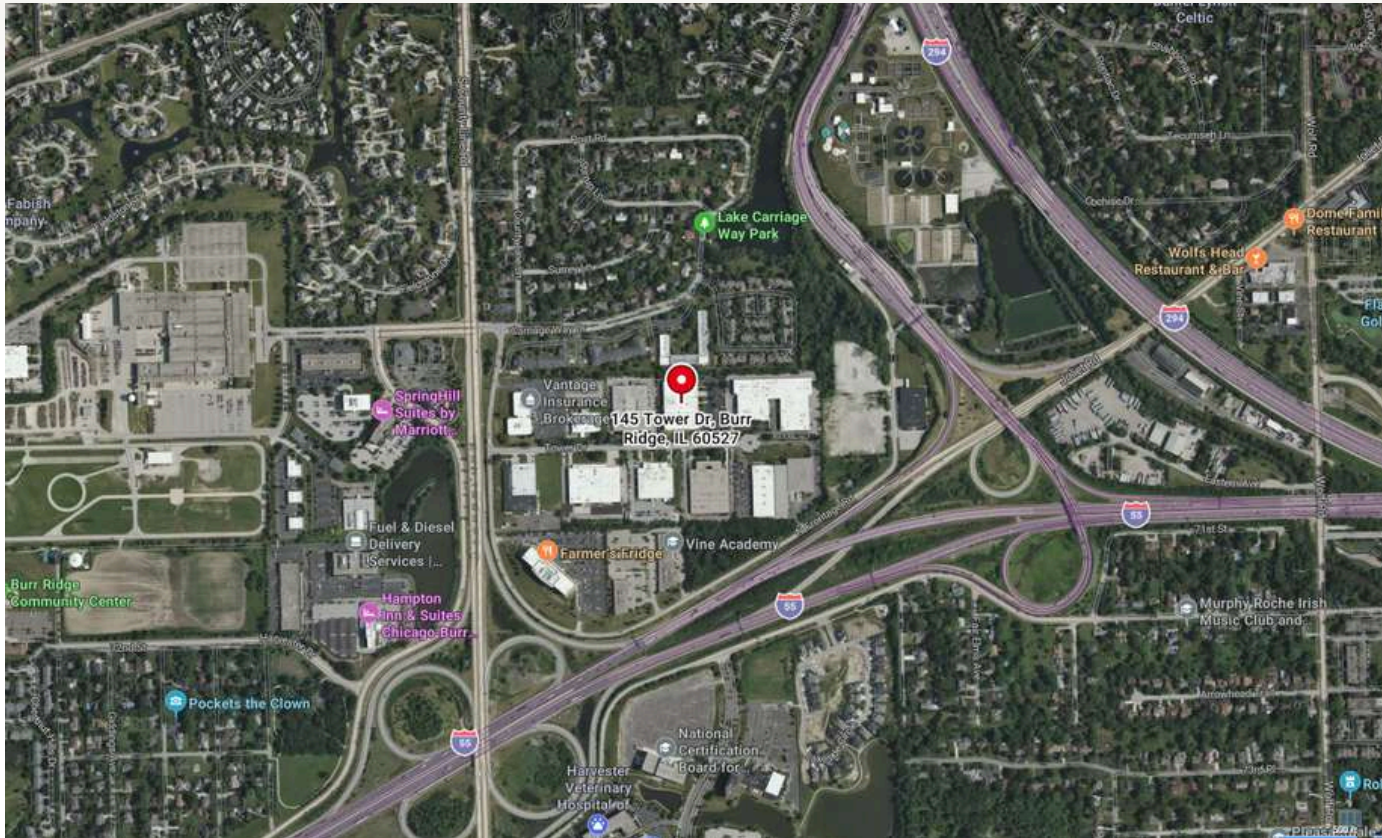


Association Fee's:  
**\$1,300 ANNUAL**



# AERIAL

## MAP





# EXTERIOR

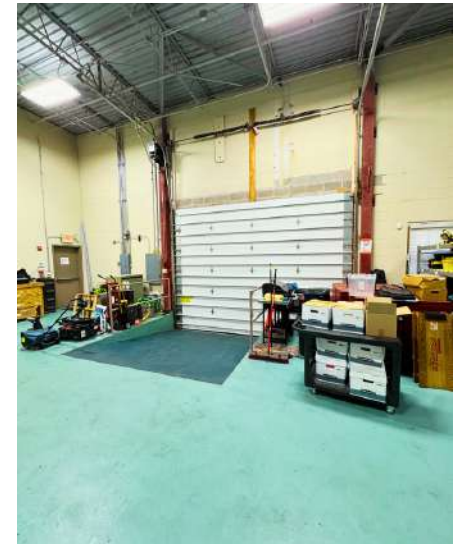
## PHOTOS





# INTERIOR

## PHOTOS





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