



**SALE/LEASE  
OPPORTUNITY  
AVAILABLE**

**2080 N 15th Ave**  
Melrose Park, Illinois 60160

One Oakbrook Terrace  
Suite 400  
Oakbrook Terrace, Illinois 60181  
+1 630 932 1234

[hiffman.com](http://hiffman.com)

**PROPERTY HIGHLIGHTS**

Located 4.5 miles from I-294, this 46,807 SF industrial property offers heavy power, plentiful loading, and is located just 17 minutes to O'Hare International Airport.



46,807 SF  
AVAILABLE



6(B) ELIGIBLE  
TAX INCENTIVE



3 DOCK DOORS  
& 1 DID



13' - 16'  
CLEAR HEIGHT

**Contact**

Lawrence R. Much, SIOR  
+1 630 691 0606  
[lmuch@hiffman.com](mailto:lmuch@hiffman.com)



1,200 AMPS, 480  
VOLTS, 3 PHASE



17 MINUTES TO  
O'HARE AIRPORT

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QUICK ACCESS TO I-294, I-88 & I-290

46,807 SF  
Manufacturing  
Distribution Space

### PROPERTY DETAILS

BUILDING	46,807 SF
LAND AREA	1.49 AC
CLEAR HEIGHT	13' - 16'
OFFICE AREA	± 2,000 SF
LOADING	3 Interior Docks 1 Drive-In Door
CAR PARKING	20 Stalls
POWER	1,200a, 480v, 3p
YEAR BUILT	1962
2023 RE TAXES	\$141,684.50 (\$3.03 PSF)
SALE PRICE	\$2,590,000
LEASE RATE	Subject to Offer



Pictured: Parcel outline of property

Newly  
Renovated  
Showroom





PHOTO GALLERY

- 1. Warehouse
- 2. Office space
- 3. Conference room
- 4. Warehouse
- 5. Warehouse





2080 N 15TH AVE, MELROSE PARK, IL | FOR SALE / LEASE



### 2080 NORTH 15TH AVENUE

Immediate Access to the Areas' Best Amenities, Including Freedom Commons, Incredible Restaurants, Hotels, Business Services and Daycare Centers



6(B) ELIGIBLE TAX INCENTIVE



± 2,000 SF OFFICE SPACE



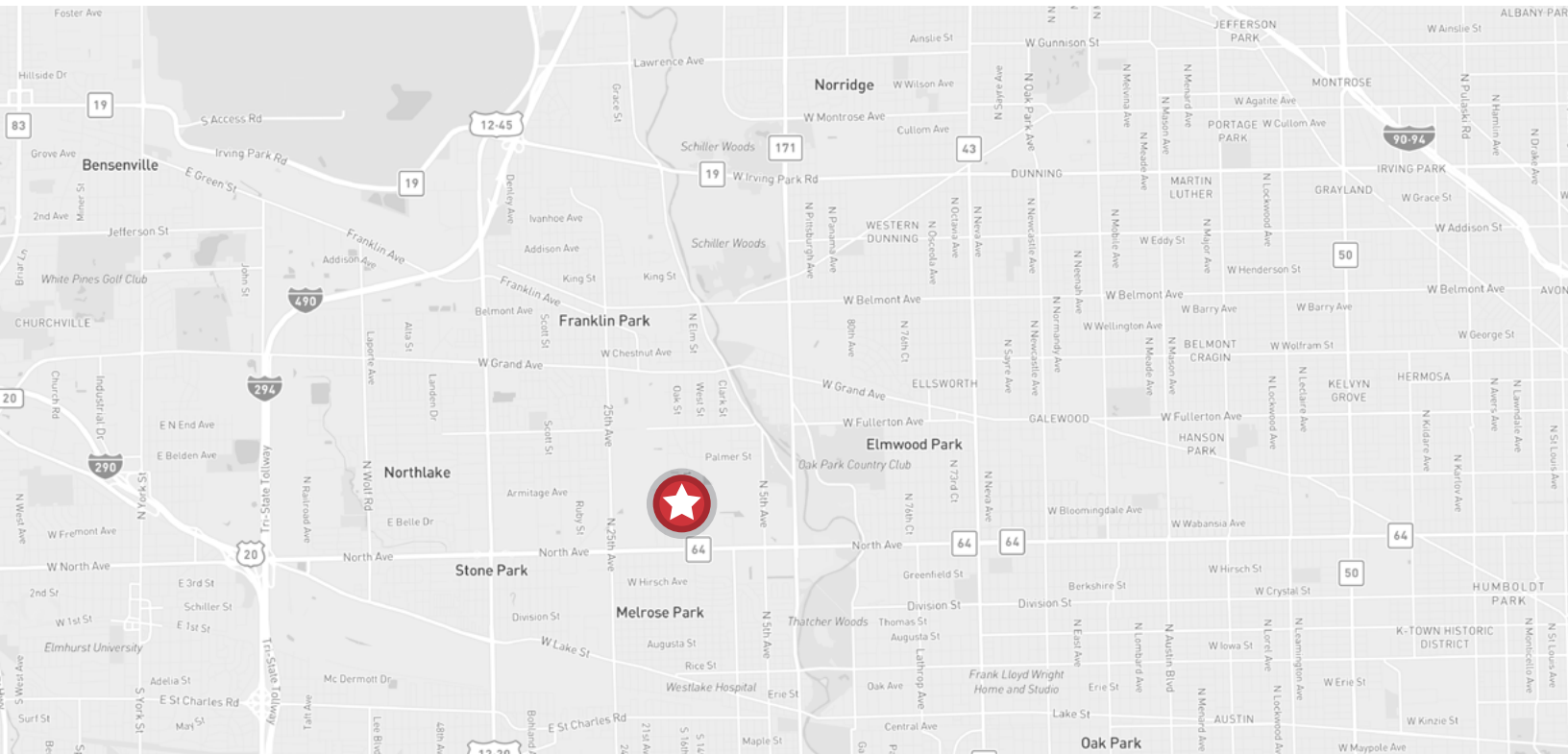
LOCATED ON 1.49 ACRES



QUICK ACCESS TO I-294, I-88 & I-290



FREE-STANDING BUILDING



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