



±19,580 SF (DIVISIBLE) FLEX BUILDING AVAILABLE

FOR SALE OR LEASE

3740 INDUSTRIAL AVENUE | ROLLING MEADOWS, IL 60008



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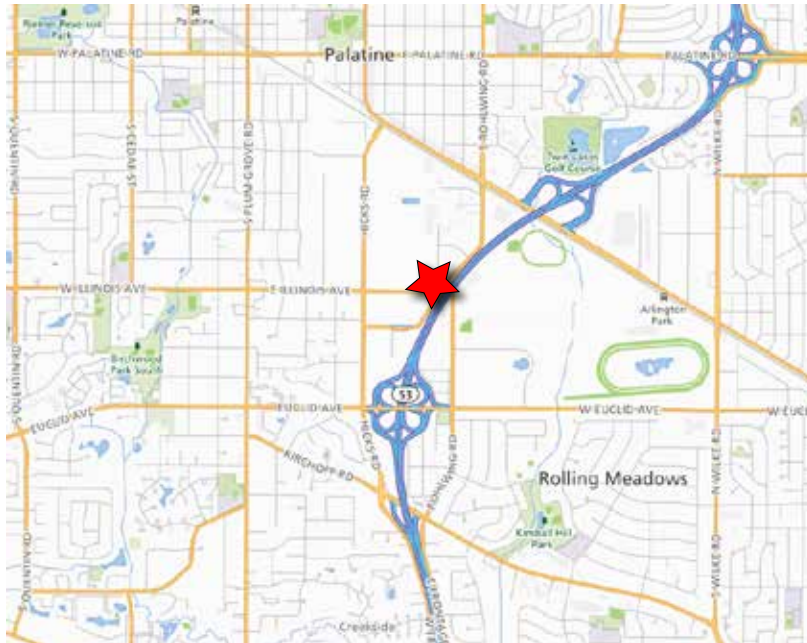
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SPECIFICATIONS

- Building Size: ±19,580 SF
- Available Size: ±1,800 - 19,580 SF
- Land Area: ±1.4 AC
- Office Area: 80%
- Ceiling Height: ±12'
- Loading: 1 Dock / 1 DID
- Construction: Masonry
- Year Built: 1980
- Power: 800 Amps
- Parking: ±53 Cars
- Zoning: M-1
- Heating: Gas
- Sprinklers: Wet
- Lease Rate: \$8.95 PSF Modified Gross
- Sale Price: \$995,000



HIGHLIGHTS

- Excellent corner lot location
- High-image flex space
- Rare, standalone facility
- Flexible divisibility within office space
- 6B eligible
- Well-maintained

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