

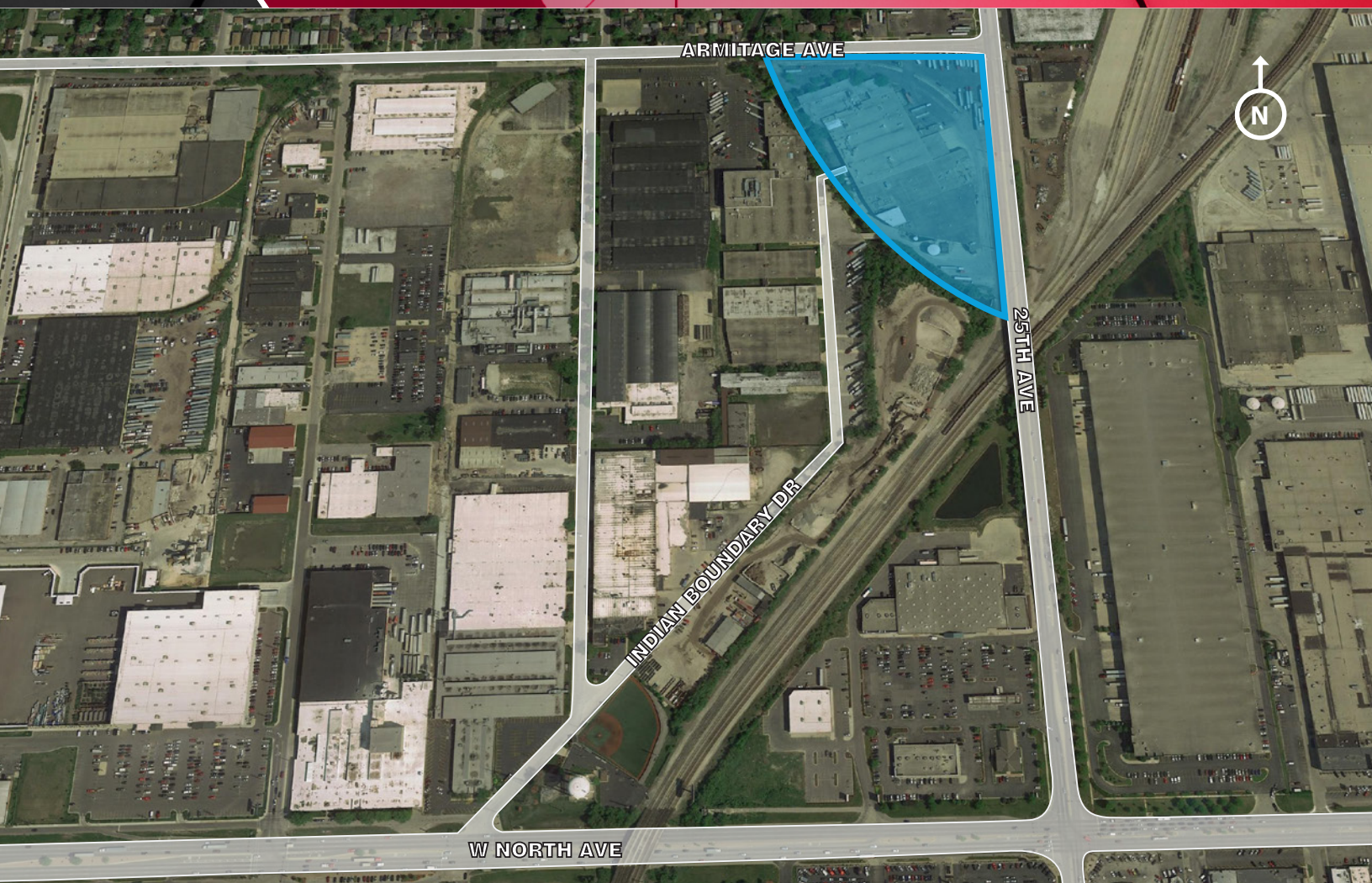
**228,586 SF**

INDUSTRIAL BUILDING

**2525 ARMITAGE AVENUE**

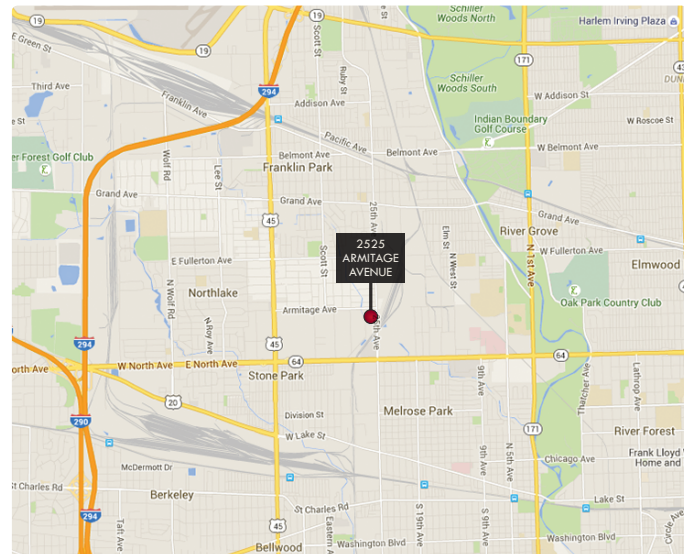
MELROSE PARK • ILLINOIS • 60160

**MELROSE O'HARE**  
BUSINESS PARK



### Property Highlights

- Great Central Location w/easy access to 290/294
- Extremely well Maintained
- Excellent Manufacturing Infrastructure
- "White Boxed" - Perfect for Corporate Headquarters Users, Heavy manufacturing and Warehouse Distribution
- Abundant Trailer Parking
- Roof Designed to Support 2<sup>nd</sup> Floor in Warehouse
- Class 6B in Place



For More Information,  
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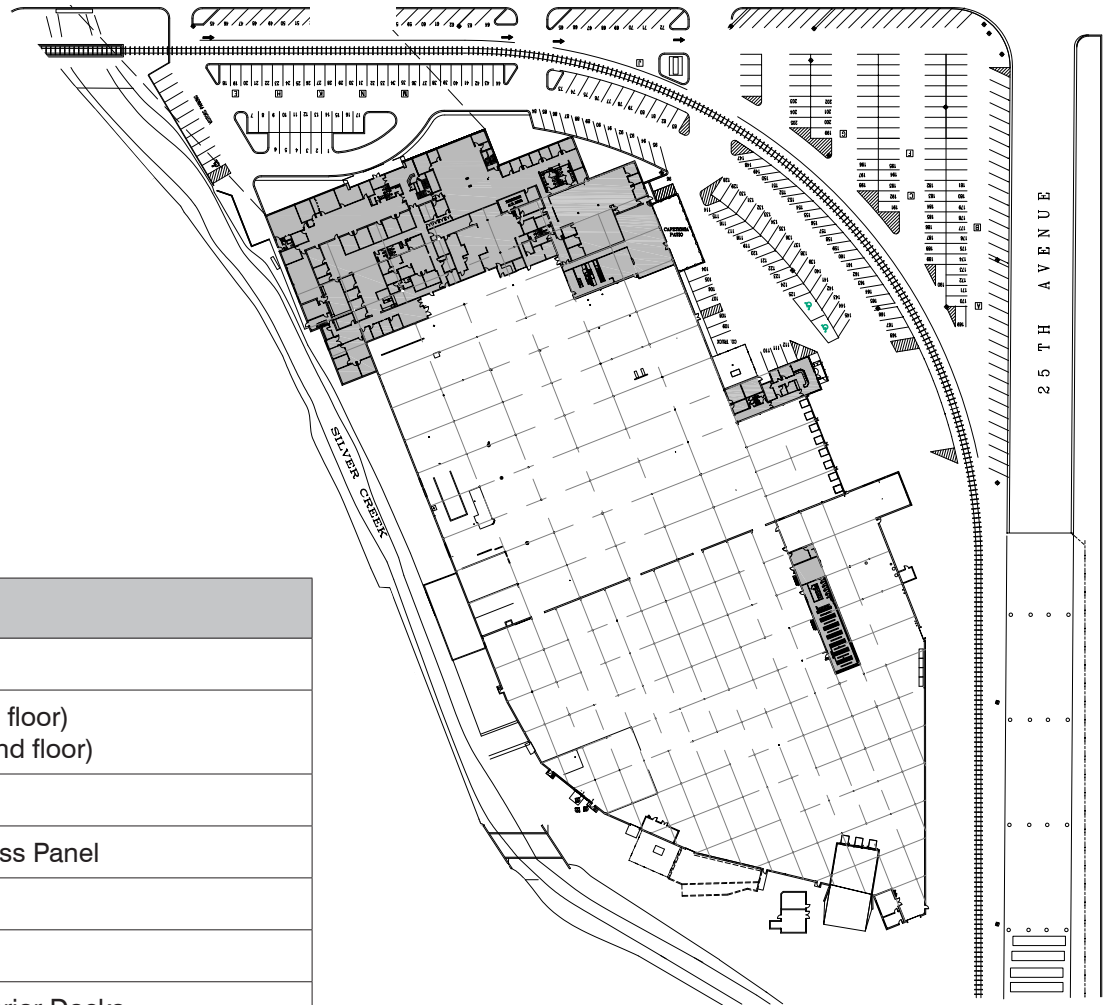
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## Property Description

<b>Available SF</b>	228,586 SF
<b>Office SF</b>	8,700 SF (1st floor) 14,839 SF (2nd floor)
<b>Property Lot Size</b>	±8.05 acres
<b>Construction Type</b>	Masonry, Glass Panel
<b>Year Built</b>	1960
<b>Clear Height</b>	18'
<b>Truck Docks</b>	Eight (8) Exterior Docks Three (3) Interior Docks with Levelers Three (3) Drive-in Doors
<b>Bay Sizes</b>	30' x 45' / 30' x 22' 6"
<b>Power</b>	2,400 A / 480 V, 3-phase 2,000 A / 480 V, 3-phase
<b>Sprinkler</b>	Wet System
<b>Zoning</b>	G - Industrial
<b>Rail</b>	Possible - IHB
<b>Parking</b>	409 Car Parking
<b>Taxes</b>	\$1.10 PSF Estimate
<b>Asking Price</b>	For Sale - \$37 PSF For Lease - \$3.75 NNN

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