

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

±10,000 SF

**Price
Reduction!**

**Brand New
Facility Updates
Underway!**



TRANSWESTERN

REAL ESTATE
SERVICES

11201 FRANKLIN AVENUE

Franklin Park, IL 60131

[Property Website](#)

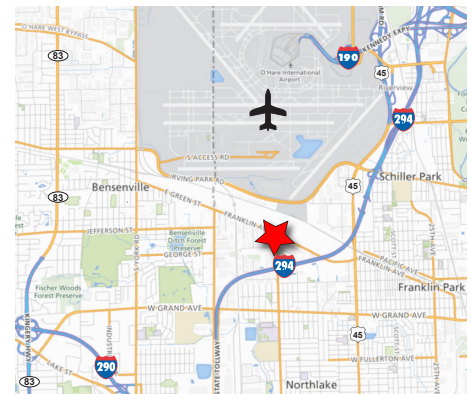


Specifications:

- Building Size: ±10,000 SF
- Land Area: ±0.58 AC
- Office Size: ±2,400 SF
- Ceiling Height: ±13'6"
- Loading: 1 Ext Dock / 5 DID
- Power: 200A 240V
- Parking: ±27 Cars
- Zoning: I - Industrial
- Year Built: 1989
- Construction: Masonry
- Heating: Gas
- Lease Rate: Subject to Offer
- Sale Price: ~~\$625,000~~ **\$449,000**

Highlights:

- New sprinkler system
- New lighting
- New fire alarm system
- 6B potential - tax incentives available
- Large land site
- Immediate access to O'Hare Airport
- Excellent highway access
- Unique loading
- Heavy power and car parking



Contact Information:

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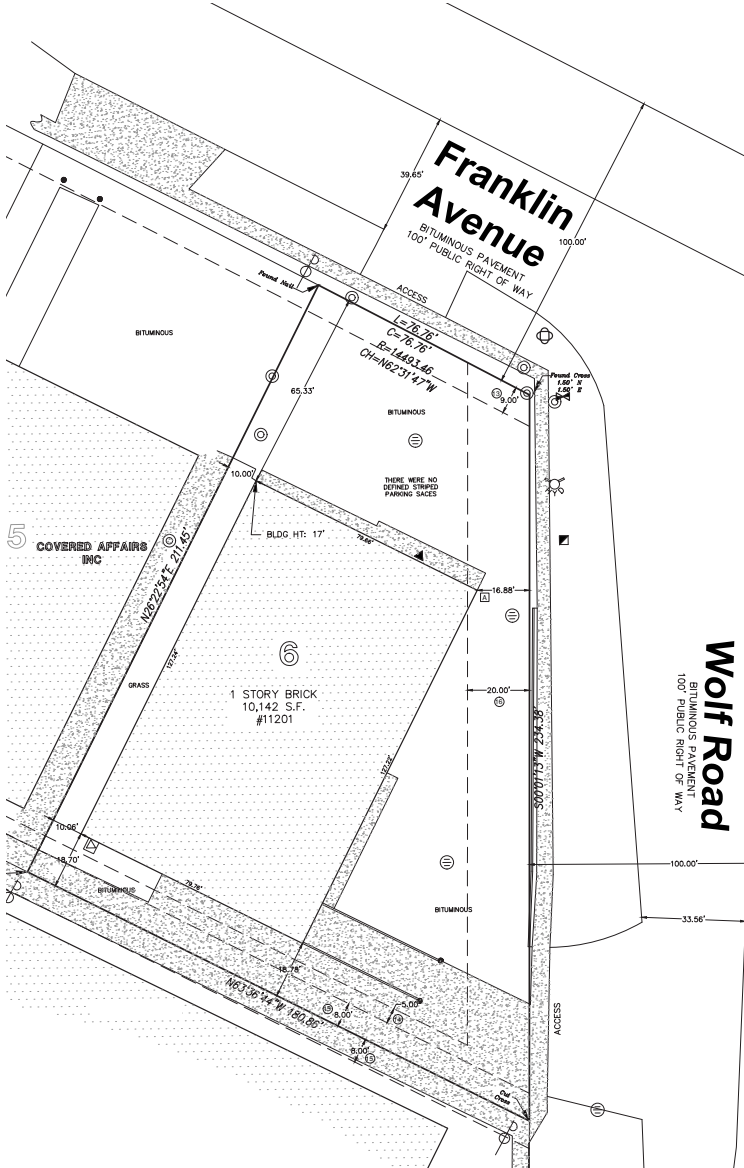
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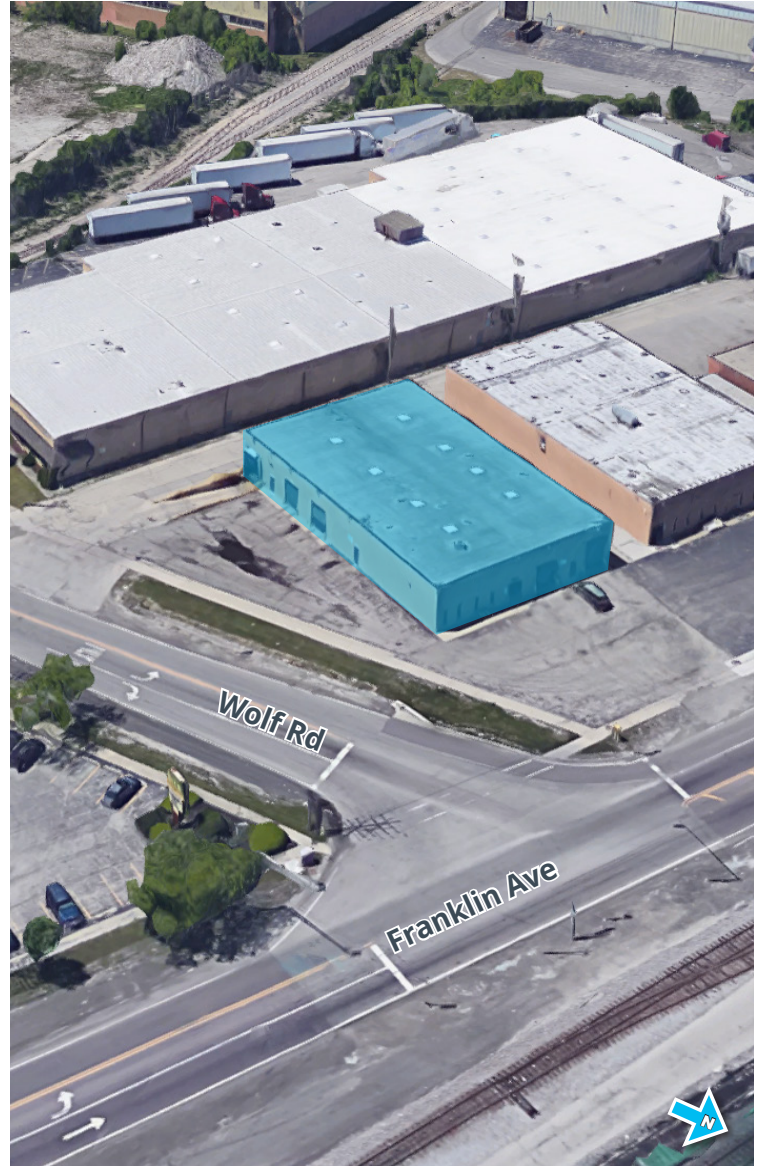
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Property Survey



Aerial View



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