

1539 HUNTER RD

Hanover Park, Illinois 60133



80,000 SF
Available for Sale / Lease



COMMERCIAL REAL ESTATE SERVICES

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FOR MORE INFORMATION:

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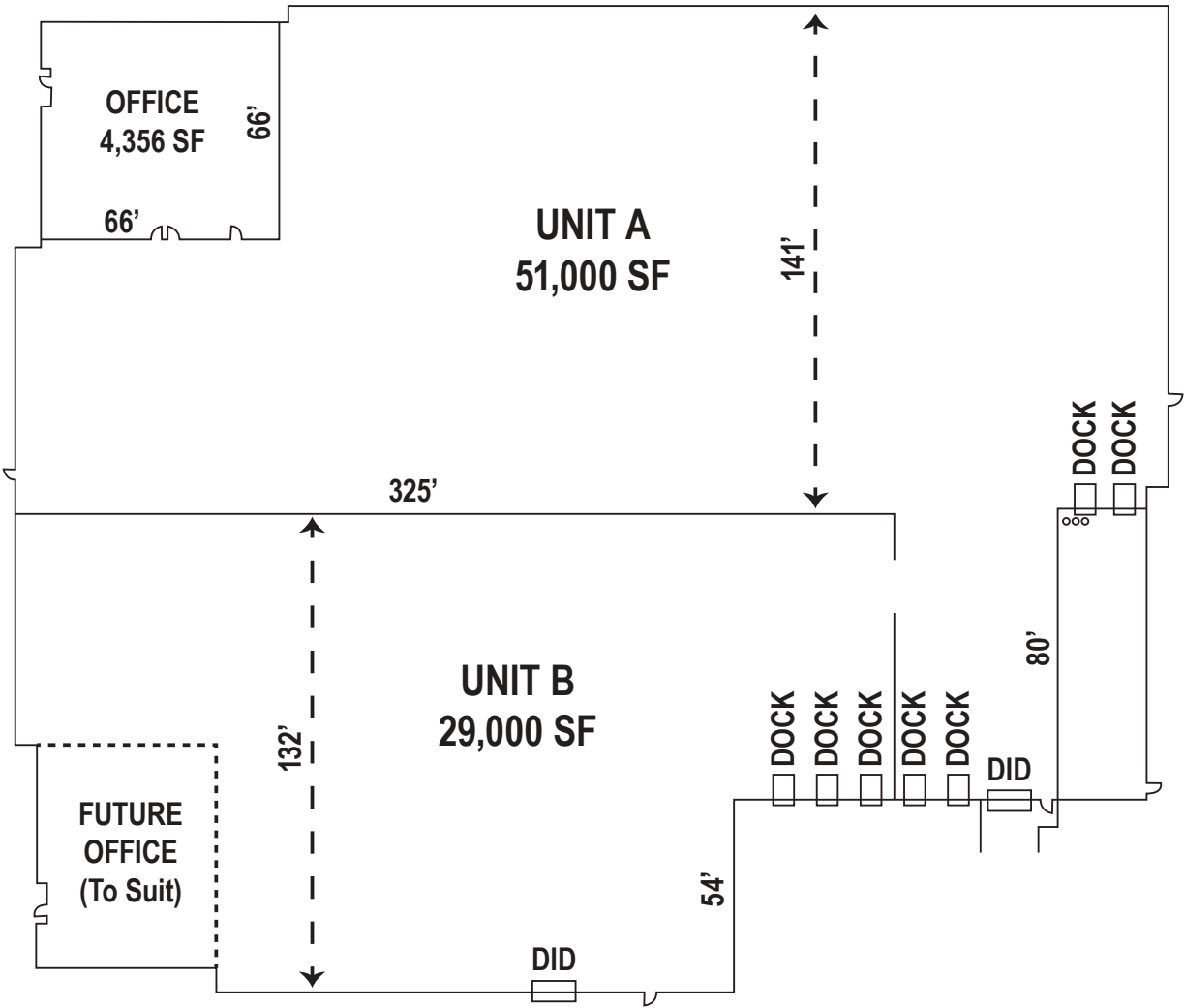
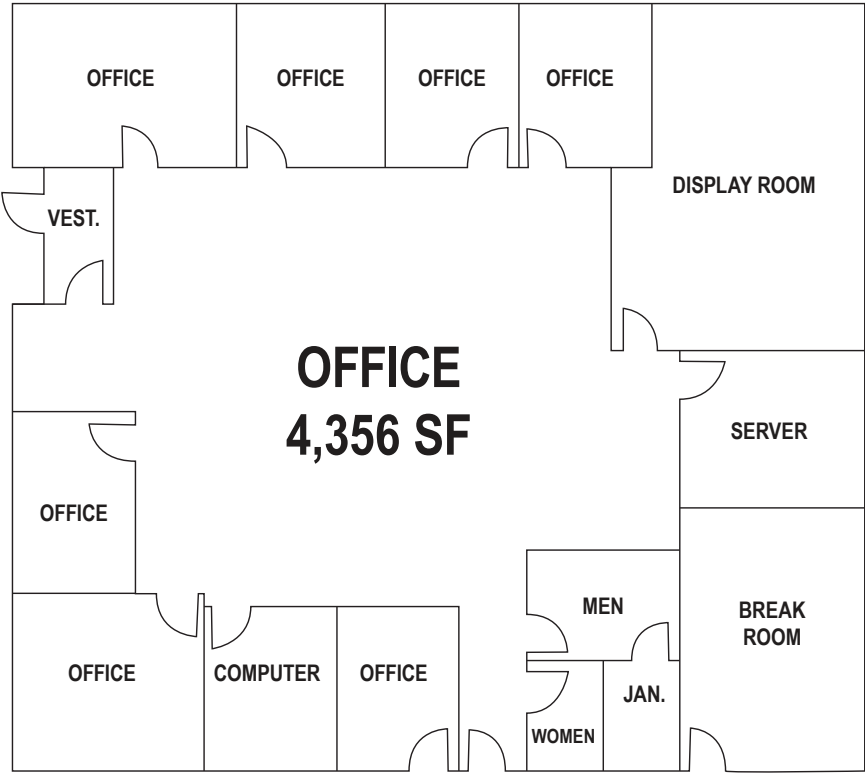
ANDREW C. BLOCK

Associate

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BUILDING SPECIFICATIONS:

Building Size:	80,000 SF
Available Space:	80,000 SF (divisible to 2 units)
Clear Height:	27'
Loading:	› 7 dock doors (5 exterior / 2 interior) › 2 drive-in doors
Parking:	±71 cars
Electrical:	400 Amps @ 480 Volts; 3-phase
Bay Size:	47'2" x 42'9"
Sprinkler:	Class IV
Age:	Built in 2001
Property Taxes (2015 paid 2016):	\$2.08 PSF (currently under appeal)
CAM:	\$0.51 PSF
Insurance:	\$0.08 PSF
Lease Rate:	\$5.50 PSF Net
Sale Price:	\$6,800,000 (\$85.00 PSF)

UNIT A:

Size:	51,000 SF
Office:	4,356 SF
Loading:	› 4 dock doors (2 exterior / 2 interior) › 1 drive-in door

UNIT B:

Size:	29,000 SF
Office:	To Suit
Loading:	› 3 dock doors (3 exterior) › 1 drive-in door

THE LOCATION

- + DuPage County
- + Prestigious Hanover Corporate Center
- + Centrally located with easy access to numerous major roadways
 - + 3 miles to Elgin-O'Hare Expressway / I-390
 - + 6 miles to I-355 at Lake St / US 20
 - + 6.5 miles to I-355 at Army Trail Rd
 - + 7.5 miles to I-290 at Irving Park Rd
 - + 10 miles to I-290 at Busse / Rt 83
- + 25 miles to O'Hare International Airport
- + 35 miles to Midway Airport
- + 30 miles to downtown Chicago

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