

**INDUSTRIAL
CORPORATE
HEADQUARTER
BUILDING**

**±36,000 SF
FOR SALE**

Divisible;
Potential
Two-Tenant
Property

Expansion
Capability



TRANSWESTERN

REAL ESTATE
SERVICES

676 E. FULLERTON AVENUE

Glendale Heights, IL 60139

[Property Website](#)



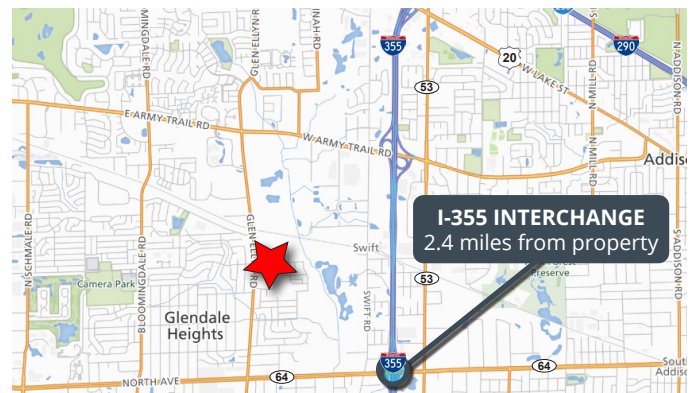
**TEMPORARY PRICE REDUCTION DUE TO
1031 EXCHANGE - MOTIVATED SELLER!**

Specifications:

- Building Size: ±36,000 SF
- Land Area: ±4.0 AC
- Office Size: ±15,000 SF
- Ceiling Height: ±16'
- Loading: 2 Docks / 2 DID
- Power: 400A 480V
- Lighting: T-5
- Parking: 73 Cars (Exp.)
- Year Built: 1978 (Exp. in 1988)
- Construction: Masonry
- Heating: Gas
- Sale Price: ~~\$2,844,000~~ **\$2,495,000**

Highlights:

- User / investor opportunity
- Hard-to-find standalone facility on ±4 acres
- Potential for outside storage
- Large parking lot
- High-image corporate headquarter identity
- Immaculate facility with A/C warehouse and open office layout
- Great access to I-355
- Great local labor pool



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Property Photos



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