

**INDUSTRIAL
BUILDING
FOR SALE**

±5,016 SF

Standalone
Facility

Immediate
Access to I-355



TRANSWESTERN

REAL ESTATE
SERVICES

1411 BERNARD DRIVE

Addison, IL 60101

[Property Website](#)

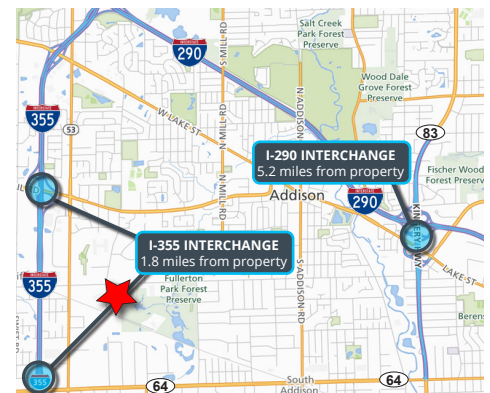


Specifications:

- Building Size: ±5,016 SF
- Land Area: ±0.33 AC
- Office Size: ±700 SF (To be confirmed)
- Ceiling Height: 12'
- Loading: 3 DID (Ability to add dock)
- Year Built: 1988
- Construction: Masonry
- RE Taxes: \$11,790.94 (2019)
- Sale Price: \$450,000 (\$89.71 PSF)

Highlights:

- Hard-to-find standalone facility
- Great access to local labor
- Low DuPage County taxes
- Immediate access to I-355



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