

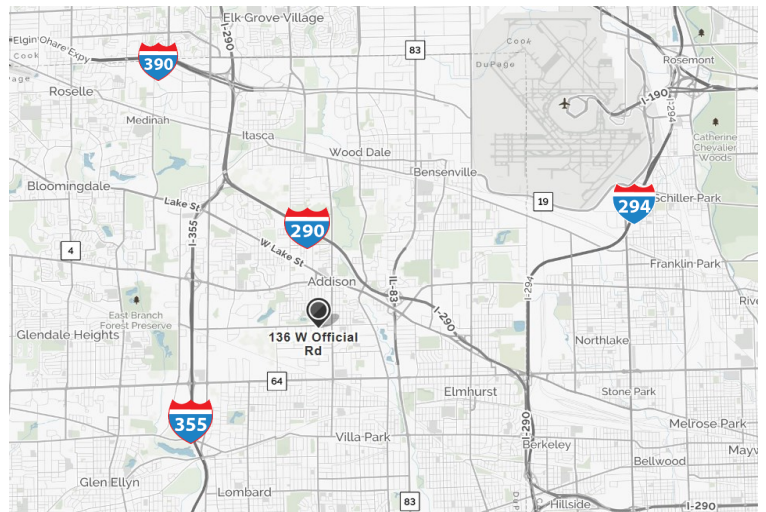
AVAILABLE FOR SALE

136 W. OFFICIAL ROAD, ADDISON, ILLINOIS



**BUILDING SPECIFICATIONS**

<b>BUILDING SIZE:</b>	52,563 SF
<b>LAND:</b>	±2.0 acres
<b>OFFICE:</b>	±4,800 SF
<b>CEILING:</b>	11' 4" - 24' clear
<b>LOADING:</b>	2 exterior docks <b>(expandable to 3)</b> 1 drive-in door
<b>POWER:</b>	1200 amps; 277/480 volt; 3-phase
<b>CRANE:</b>	One 3-ton crane
<b>SPRINKLERS:</b>	Yes
<b>PARKING:</b>	±53 cars total (including 30 street parking)
<b>REAL ESTATE TAXES:</b>	\$1.52 psf (2016 paid 2017)
<b>SALE PRICE:</b>	<b>\$2,550,000</b>



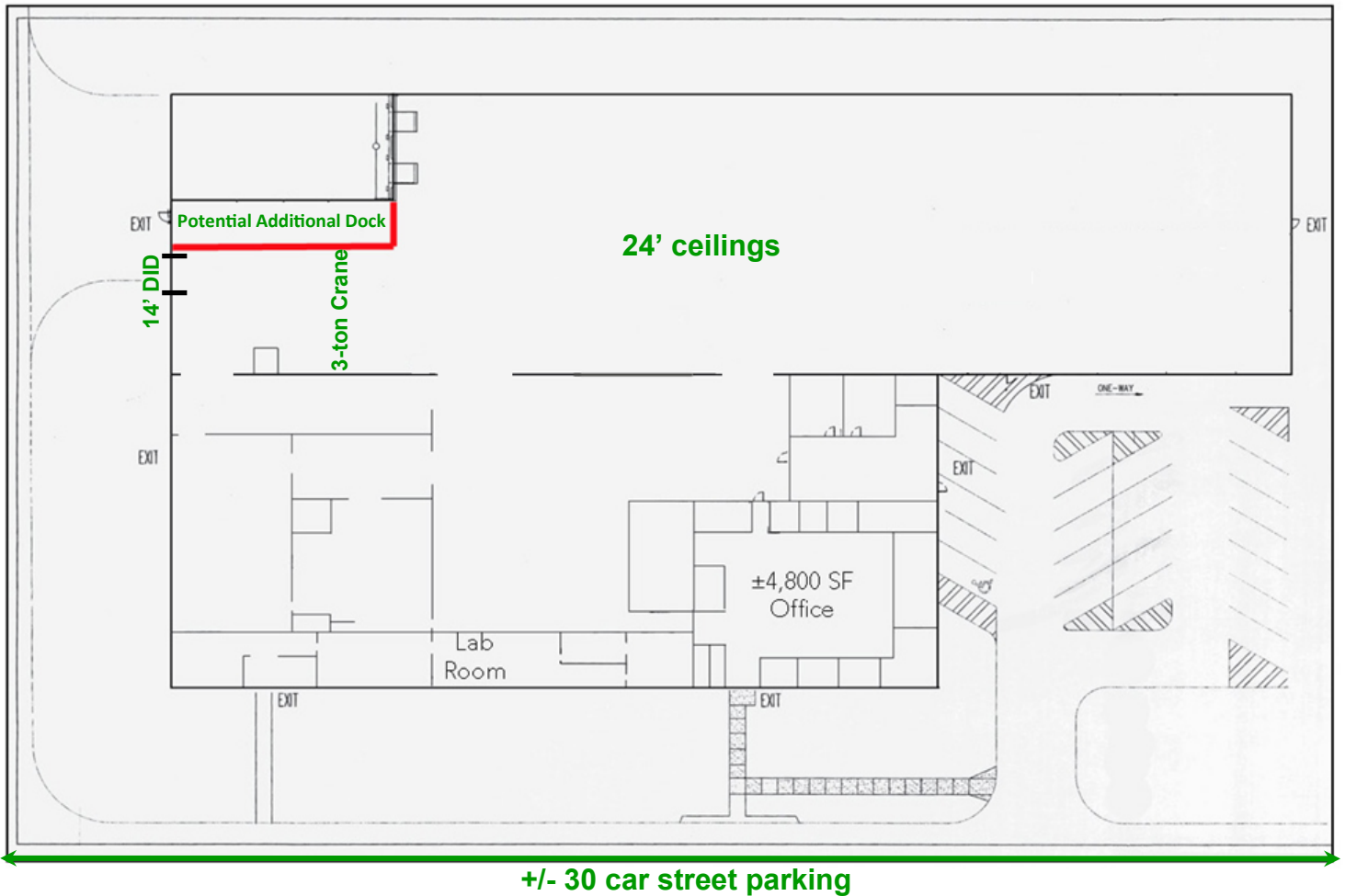
**FEATURES**

- Heavy electric and distribution
- High ceiling addition for high-cubed warehousing
- Newly painted warehouse and refurbished offices
- Drive-in capability for flatbed trucks **(using drive-in door)**
- Crane for lifting materials
- Wet laboratory
- Low DuPage County Taxes

<p><b>FOR ADDITIONAL INFORMATION, PLEASE CONTACT:</b></p>	<p><b>RICHARD G. DALY, SIOR</b> President rdaly@darwinrealty.com</p>	<p><b>NICK KREJCI</b> Associate nkrejci@darwinrealty.com</p>
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