



Free Standing Industrial Building With Income In Place

2600 S. 17th Ave | Broadview, Illinois

Highlights

- Rare Free Standing Building
- Heavy Loading
- Great owner/user building with income in place
- 1 mile to I-290
- 12 miles to Chicago Loop
- 14 miles to O'Hare International Airport
- 12 miles to Chicago Midway Airport
- Great centralized location

Pricing

- Sale Price: **\$1,350,000 (\$44.50/PSF)**
- Annual Net Income: +/- **\$105,000**

Details

- Total Building: **30,393 SF**
- Office: **6,329 SF**
- Land: **2.18 Acres**
- Clear Height: **16'**
- Loading: **Five (5) Interior Docks**
One (1) Exterior Dock
Three (3) Drive-In Doors
- Zoning: **Industrial**
- Power: **800 Amp**
- Lighting: **T8**
- Parking: **45 cars**

For More Information, Contact:

Daniel P. Cawley, SIOR

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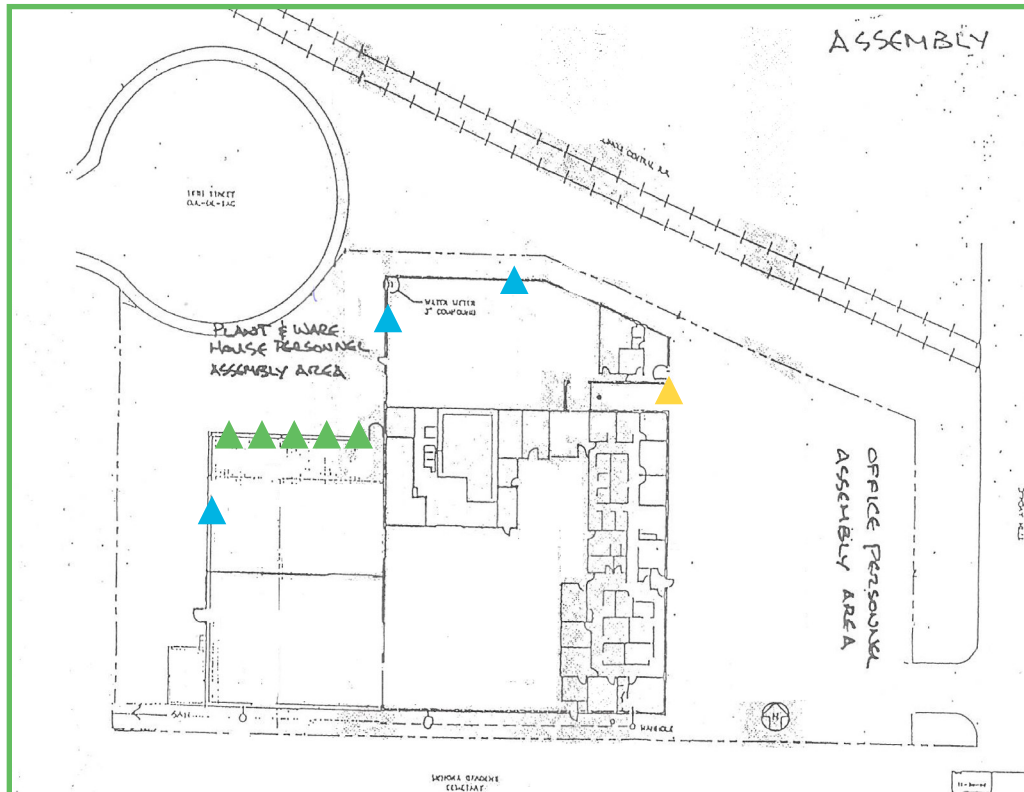
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* Broker owned property

Building Plan

30,393 SF



- ▲ = Interior Dock
- ▲ = Exterior Dock
- ▲ = DID



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