



±25,000 SF INDUSTRIAL BUILDING AVAILABLE
FOR SALE OR LEASE

920 W. NATIONAL AVENUE | ADDISON, IL 60101



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TRANSWESTERN[®]

CH CLEAR HEIGHT
 PROPERTIES

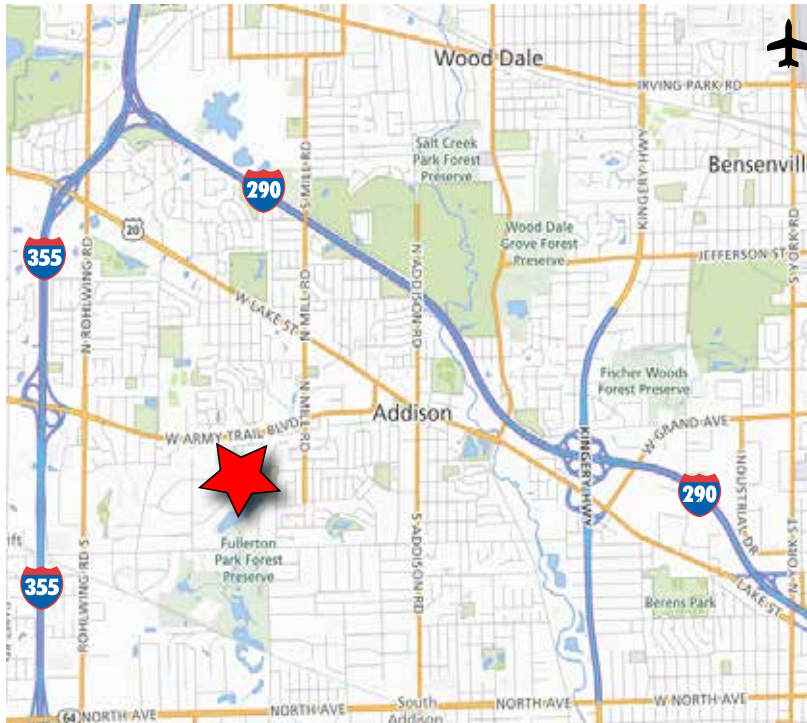
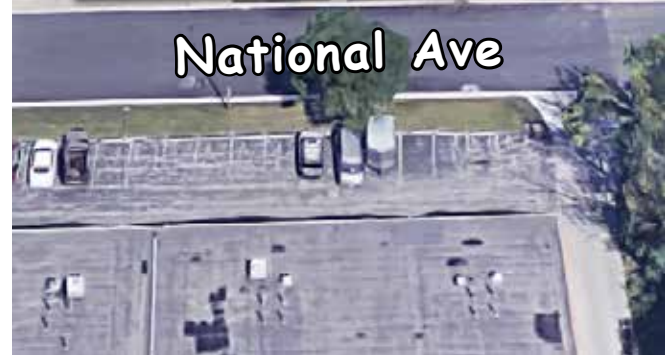


BUILDING SPECS

- Building Size: ±25,000 SF
- Land Area: ±1.20 AC
- Office Area: ±10,000 SF (Can easily be scaled back to ±5,000 SF)
- Ceiling Height: ±18'
- Loading: 1 Interior Dock / 2 Drive-in Doors
- Zoning: Industrial
- Parking: 45 Cars (Expandable)
- Year Built: 1971
- Power: 400 Amps @ 240/480 Volts
- Heating: Gas
- Real Estate Taxes: \$1.43 PSF (2017)
- Lease Rate: \$5.95 PSF Net
- Sale Price: \$1,875,000.00



National Ave



HIGHLIGHTS

- Hard-to-find standalone facility
- Class A office build-out with training/showroom
- Low DuPage County taxes
- Easy access to I-355 via North Ave / Army Trail Rd

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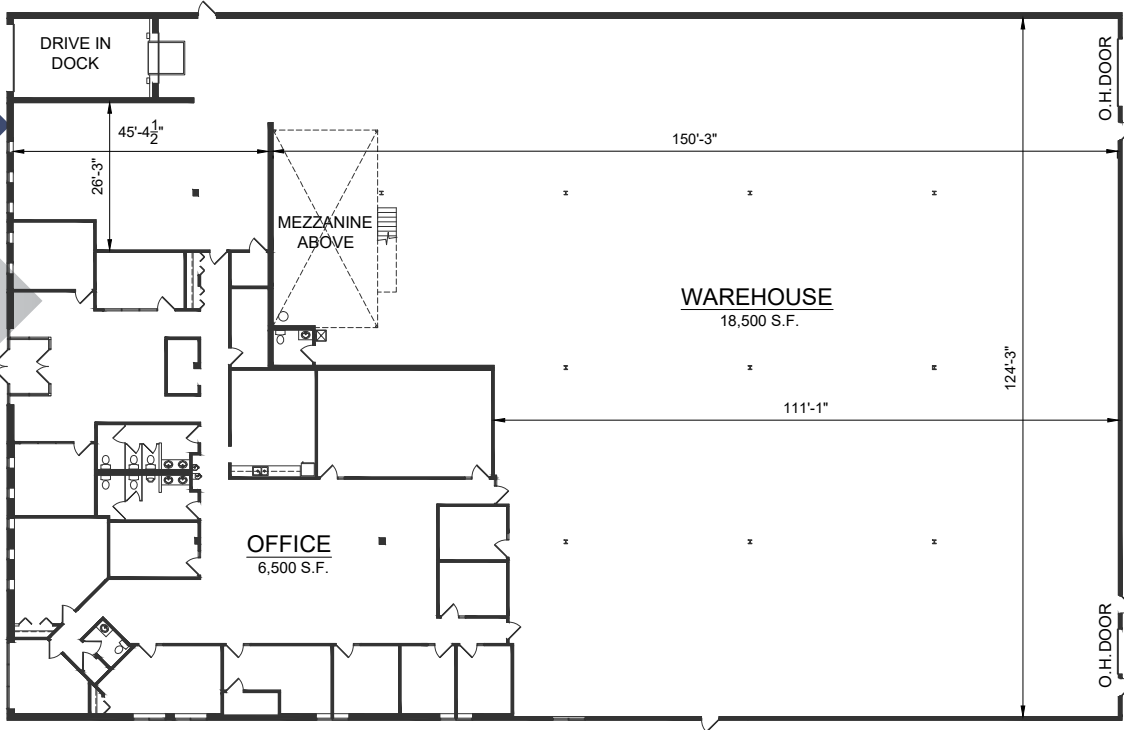
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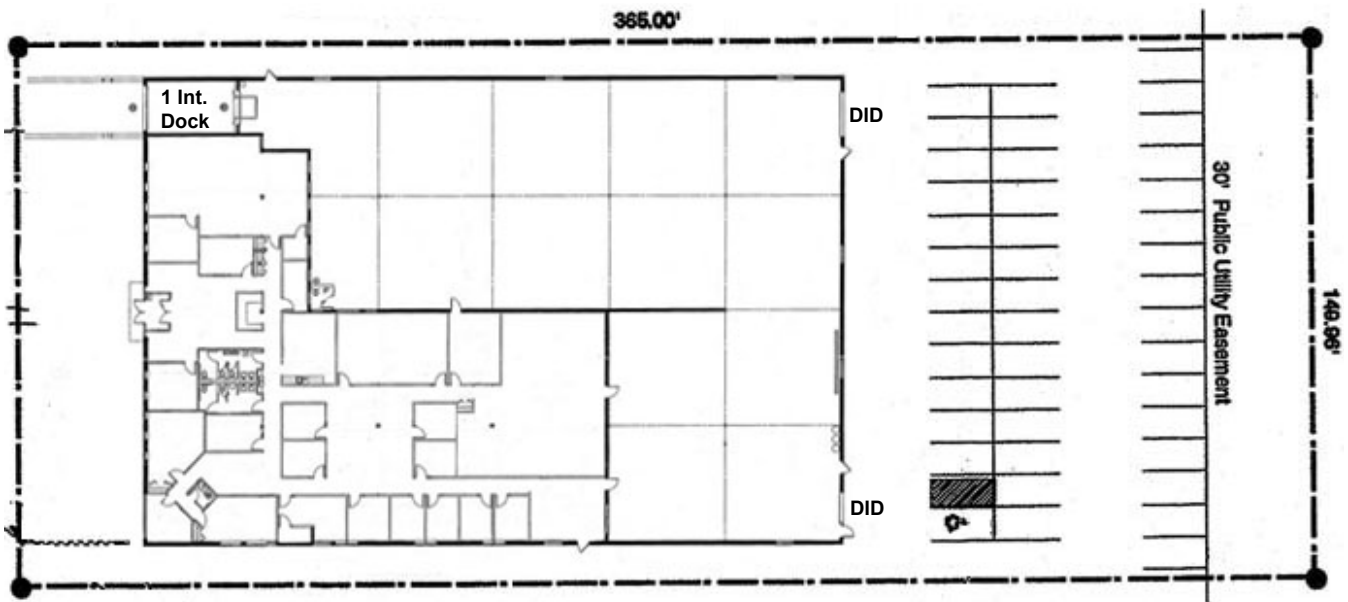
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CONCEPTUAL OFFICE PLAN



EXISTING LAYOUT



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