

**INDUSTRIAL  
BUILDING  
FOR SALE**

**±21,000 SF**

**PRICE  
REDUCTION**



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# 85 S. FAIRBANK STREET

Addison, IL 60101

[Property Website](#)

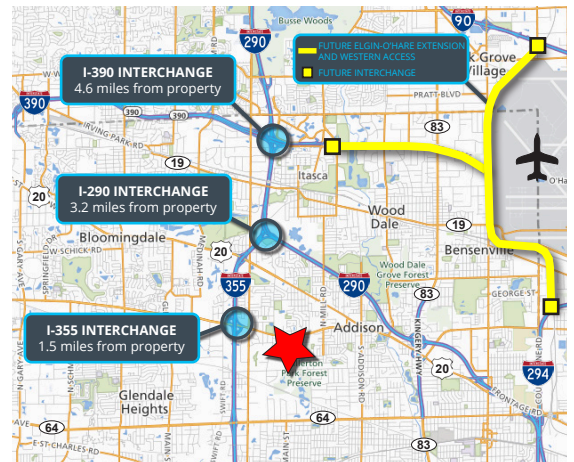


## Specifications:

- Building Size: ±21,000 SF
- Land Area: ±1.5 AC
- Office Size: ±6,000 SF (2-Story)
- Ceiling Height: ±18'8"
- Loading: 2 Docks / 1 DID
- Power: 1200A 240V
- Parking: Abundant
- Sprinklers: Wet
- Year Built: 1975
- Construction: Masonry
- Heating: Gas
- RE Taxes: \$1.47 PSF (2019)
- Sale Price: \$1,595,000 **\$1,525,000**

## Highlights:

- Hard-to-find standalone facility in Eastern DuPage
- Two-story office not included in building footprint (1<sup>st</sup> Floor: 500 SF/ 2<sup>nd</sup> Floor: 5,500 SF)
- Corner site with land for expansion or outside storage
- A/C in warehouse
- Immediate access to I-355 and other major expressways
- Great local labor force



## Contact Information:

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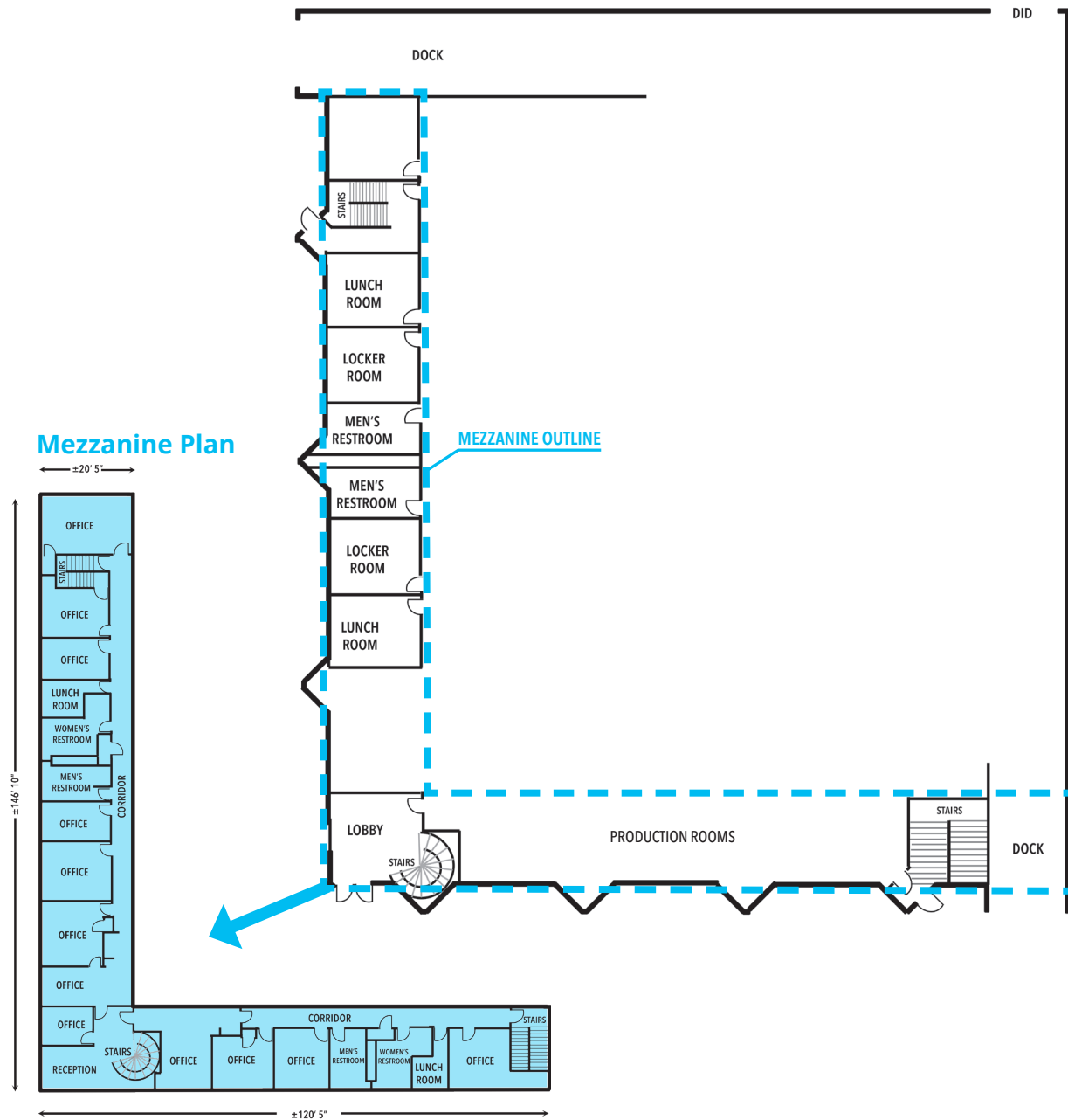
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## First Floor Plan



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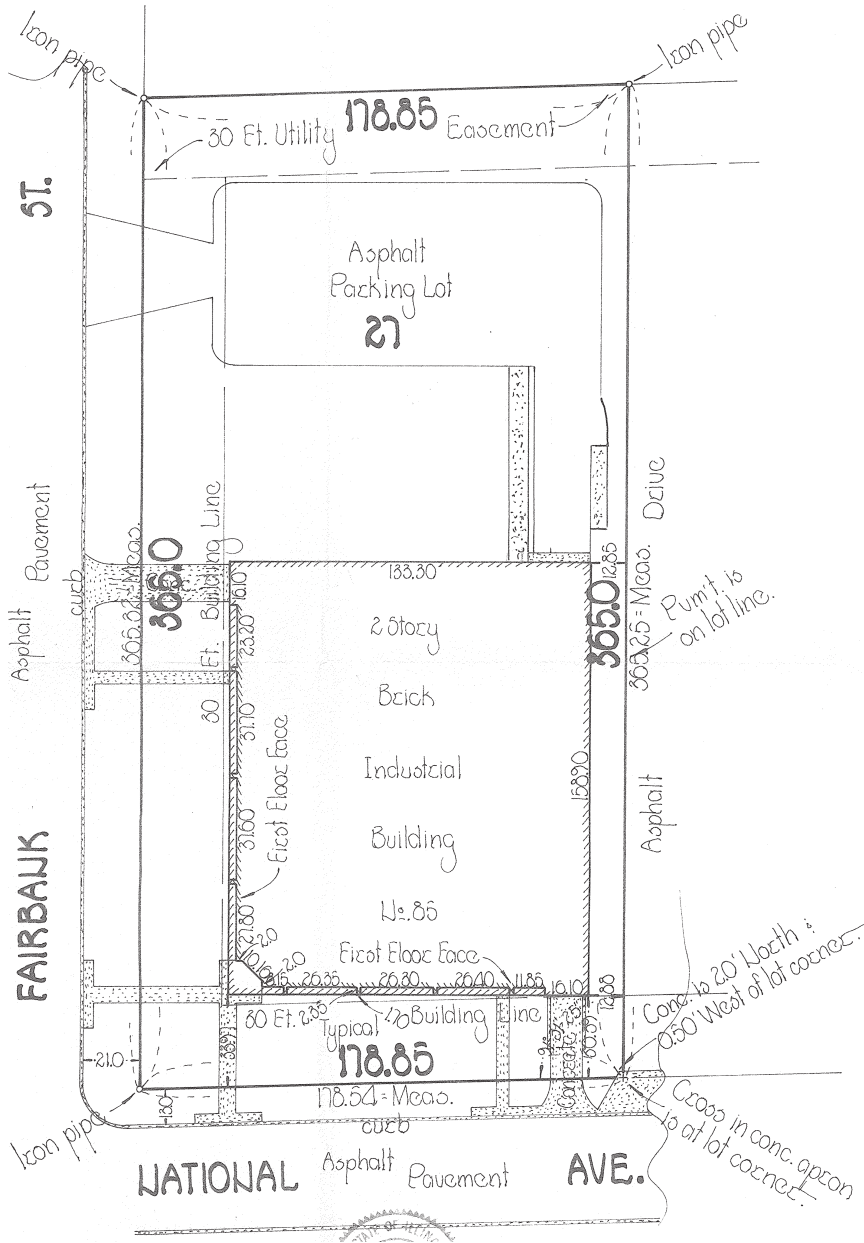
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## Plat of Survey



## Aerial View



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