INDUSTRIAL BUILDING FOR SALE

±21,000 SF

PRICE REDUCTION



# 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

#### **Contact Information:**

Joe Karmin Executive Vice President 847.588.5670 joe.karmin@transwestern.com

#### **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



Justin Lerner, SIOR Executive Vice President 847.588.5665 justin lerner@transwestern.com The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2020 Transwestern.

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**First Floor Plan** 

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סוס DOCK LUNCH ROOM LOCKER ROOM MEN'S **MEZZANINE OUTLINE** RESTROOM **Mezzanine Plan** - ±20' 5"-MEN'S RESTROOM OFFICE LOCKER ROOM OFFICE LUNCH ROOM OFFICE LUNCH ROOM WOMEN MEN'S RESTROOM :146 STAIRS OFFICE LOBBY PRODUCTION ROOMS DOCK STAIR OFFICE ٦ OFFICE OFFICE CORRIDO OFFICE Ð STAIRS OFFICE OFFICE OFFICE OFFICE LUNCH RECEPTION

#### **Contact Information:**

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±120′ 5″

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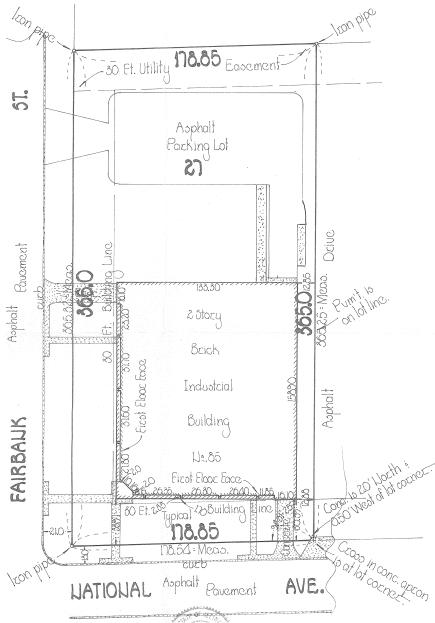
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#### **Plat of Survey**



#### **Aerial View**



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