



\$100,000 PRICE REDUCTION!

±18,500 SF (DIVISIBLE) INDUSTRIAL BUILDING

AVAILABLE FOR SALE

11-15 N. BRANDON DRIVE | GLENDALE HEIGHTS, IL 60139



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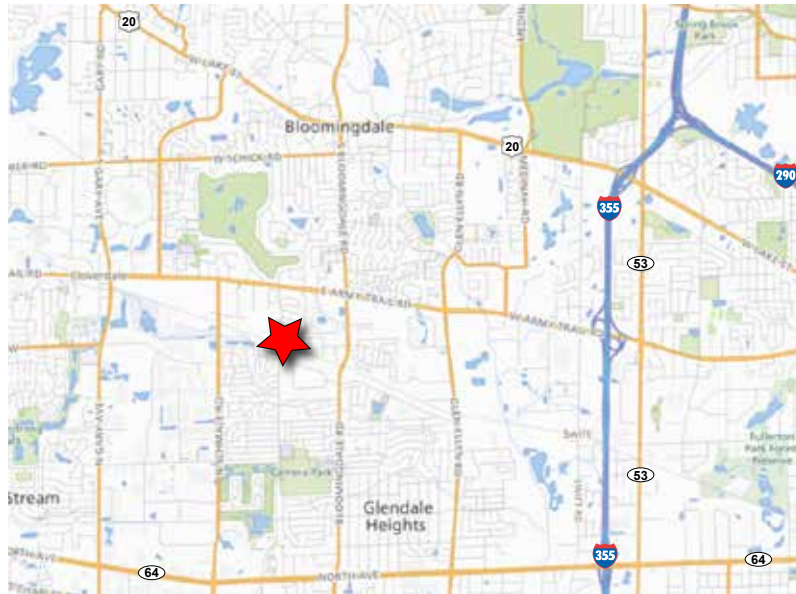
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BUILDING SPECS

- Building Size: ±18,500 SF
- Divisible To: ±9,000 SF
- Land Area: ±1.19 AC
- Office Area: ±2,200 SF (Total for 2 Units)
- Ceiling Height: ±15'6" - 16'
- Loading: 2 Interior Docks / 2 Drive-in Doors
- Construction: Masonry
- Year Built: 1990
- Power: 400 Amps
- Lighting: LED
- Heating: Gas
- Sprinklers: Wet
- Parking: ±29 Cars
- Possession: Negotiable
- Real Estate Taxes: \$31,550.68 (2016)
- **Sale Price: \$1,495,000 \$1,395,000**



- Ideal user / investor opportunity
- ±2,160 SF A/C production room with full height ceilings
- Low DuPage County taxes
- Easy access to I-355
- New LED lighting throughout warehouse
- Owner will consider leaseback on 1/2 of the building
- Utilities separately metered
- Demising wall in place creating two distinct units

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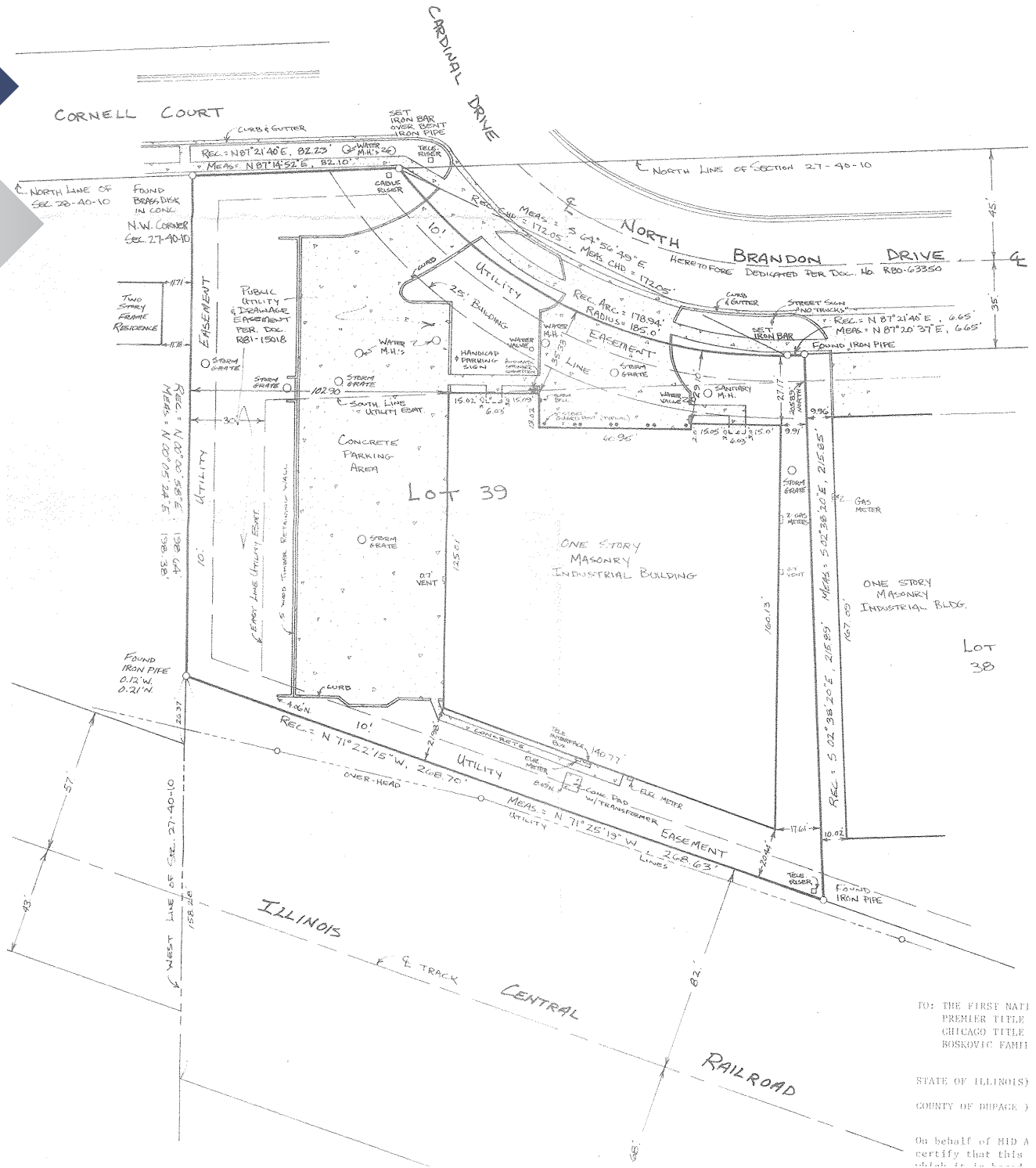
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LAND SURVEY



TO: THE FIRST NATIONAL BANK OF CHICAGO
 PREMIER TITLE
 CHICAGO TITLE
 BOSKOVIC F&M

STATE OF ILLINOIS
 COUNTY OF DUPAGE)

On behalf of MID A
 certify that this
 is a true and correct copy of the original survey.

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 **TRANSWESTERN**[®]

PROPERTY PHOTOS



WAREHOUSE AREA



RECEPTION AREA



CONFERENCE ROOM



PRIVATE OFFICE



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