

AVAILABLE

5300 BELMONT ROAD

DOWNERS GROVE, ILLINOIS



BUILDING FEATURES

Building Size:	73,261 SF
Office:	28,294 SF (3 Stories)
Parking:	241
Site Size:	9.23 Acres
Asking Price:	\$4,900,000
Lease Rate:	Subject to Offer
Taxes:	\$74,953.80 (\$1.02 PSF)



CONTACT US

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AVAILABLE 5300 BELMONT



SPECIFICATIONS

Ceiling Height:	13' & 17'
Year Built:	1960
Sprinkler System:	Wet
Construction Type:	Masonry & Metal Panel
Drive-in Door:	1
Docks:	4 Interior
Cranes:	15-Ton Bridge Crane
Power:	3,000 amps/240 volts 3 Phase
Employee Parking:	241 Parking Spaces
Zoning:	M-I

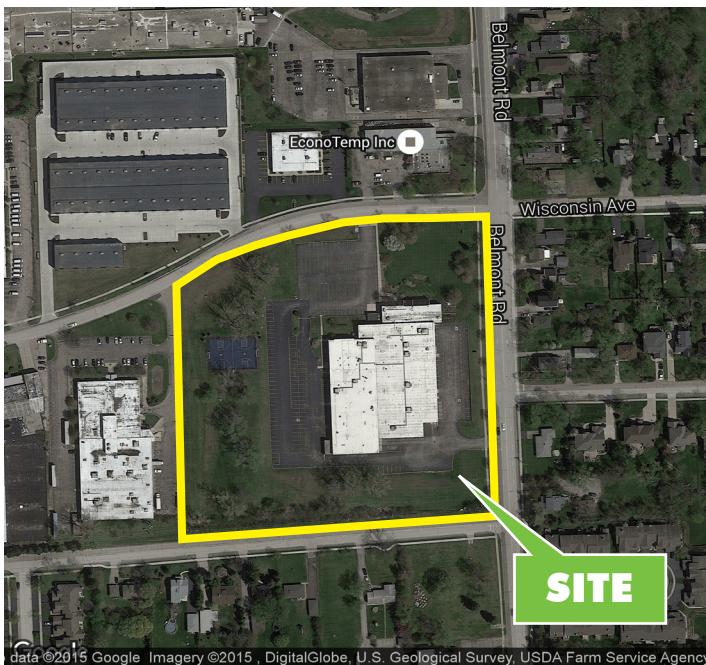


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BUILDING AMENITIES

- + Ideal Manufacturing/
Distribution Building
- + Heavy Parking
- + Fully Air Conditioned
- + Three-Story Office
- + Heavy Power
- + Frontage on Belmont Avenue
- + Large Land Site
- + Recreational Amenities On Site

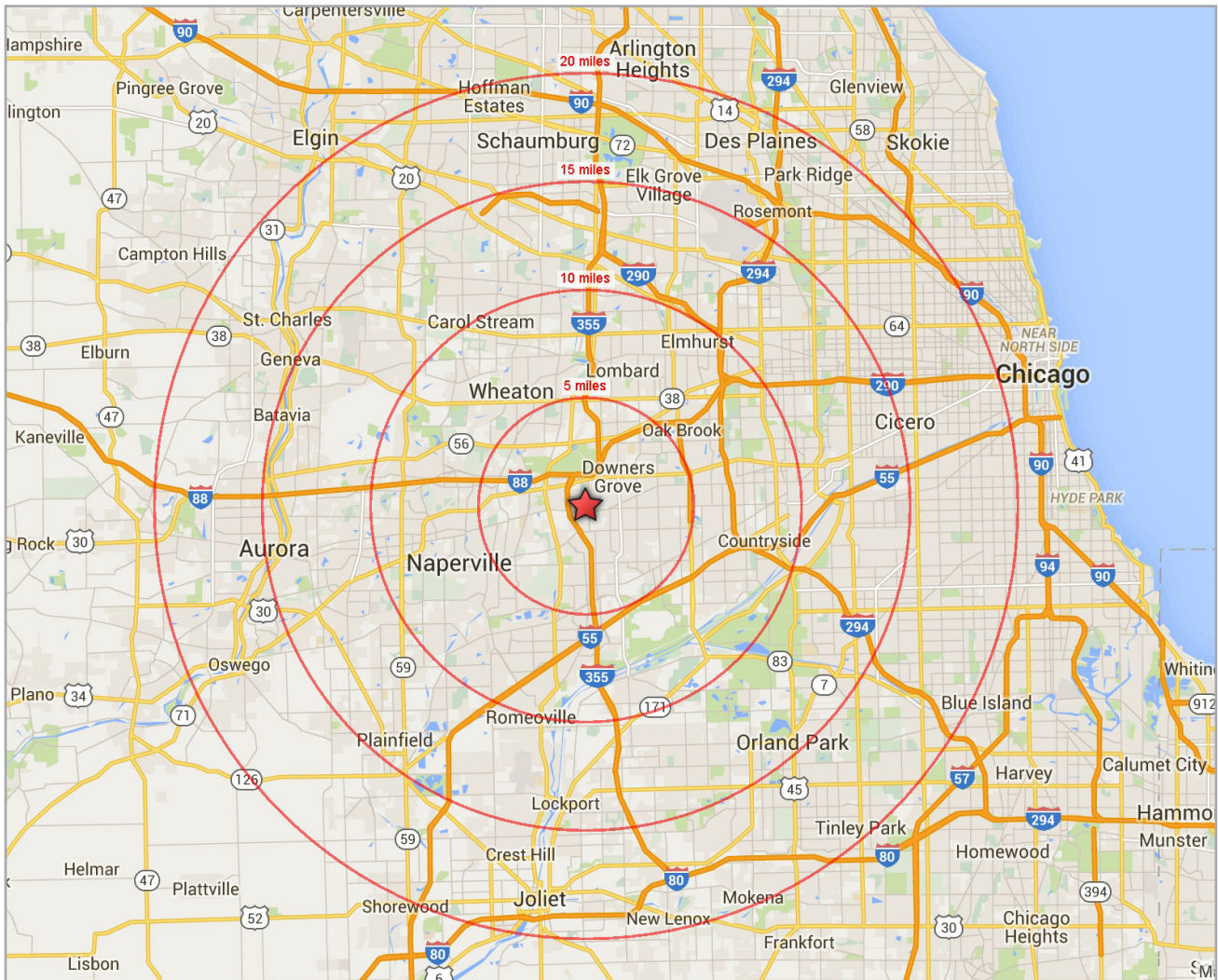


LOCATION HIGHLIGHTS:

- + 0.5 Miles from BNSF Metra
Station
- + 2.5 Miles from I-88/I-355
Interchange
- + Strong Labor Pool
- + Excellent Area Amenities

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