

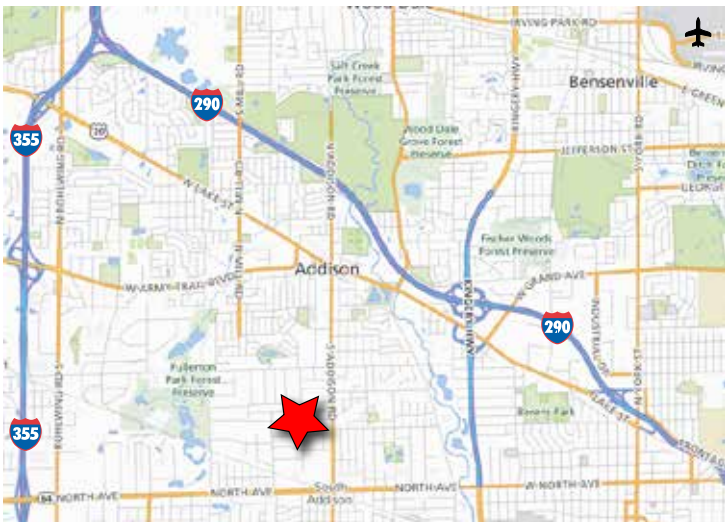
±8,016 SF INDUSTRIAL BUILDING

FOR SALE

222 FAY AVENUE, ADDISON



PRICE REDUCTION!



PROPERTY HIGHLIGHTS

- Investment sale opportunity: ~7.2% cap rate
- Unique, freestanding brick/masonry building
- Office recently remodeled; new paint & carpet
- Roof with warranty
- Ceiling fans/sprinklered in warehouse
- Low DuPage County taxes
- Close proximity to I-355 & I-290 interchanges

EXTRAORDINARY
40
YEARS

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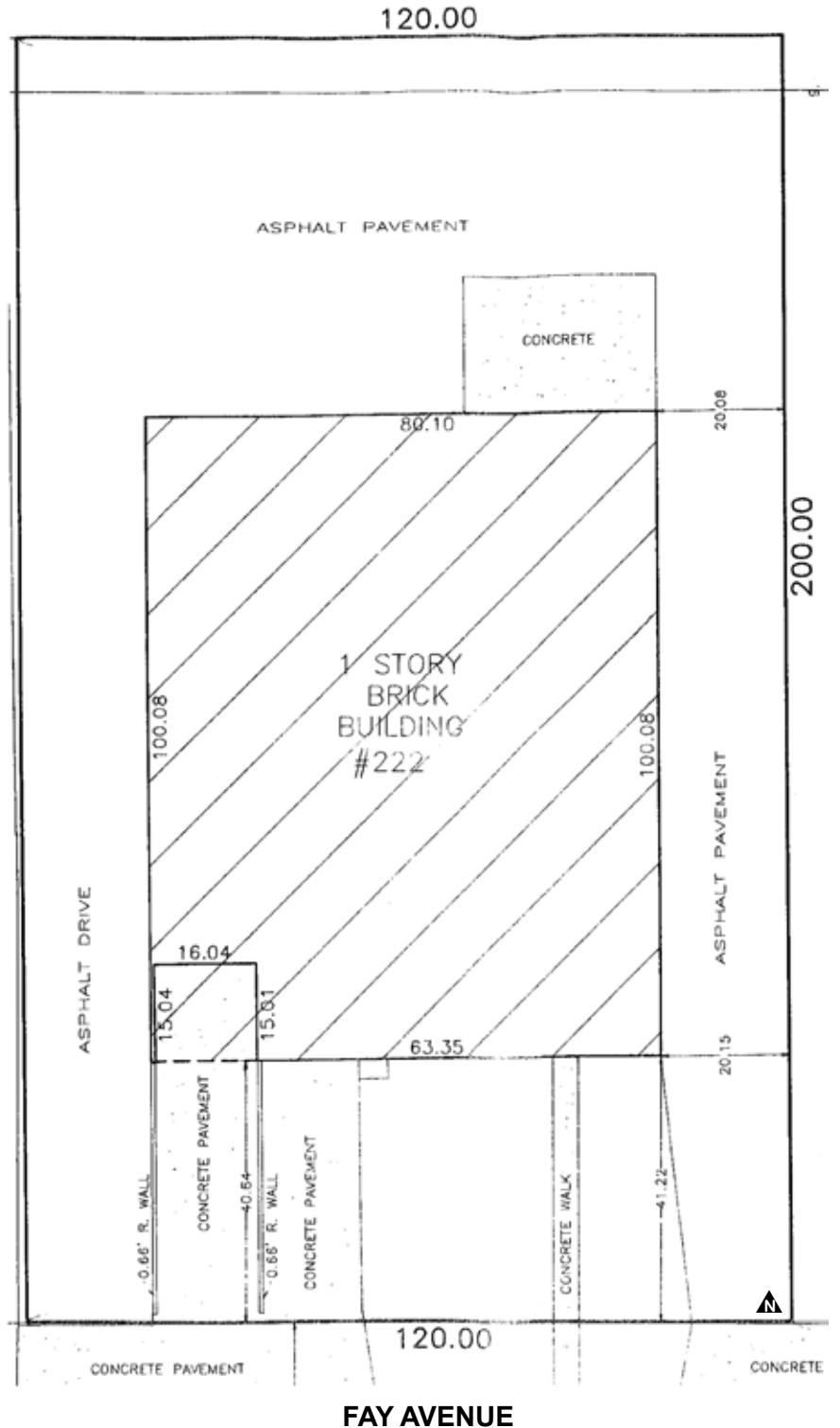
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YEARS



BUILDING SPECS

- Building Size: ±8,016 SF
- Land Area: ±0.55 AC
- Office Area: ±1,100 SF
- Ceiling Height: 14' Clear
- Loading: 1 Recessed Dock / 2 DIDs
- Construction: Brick / Masonry
- Year Built: 1963
- Power: 800 Amps
- Heating: Gas
- Sprinklered: Yes
- Zoning: M-2
- Cap Rate: ~7.2%
- **Sale Price: \$680,000 \$675,000**



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