

**INDUSTRIAL
BUILDINGS
FOR SALE
OR LEASE**

**±24,000 SF
(2 SEPARATE
BUILDINGS -
DIVISIBLE)**

Major Price
Reduction!

Large
Land Site

TRANSWESTERN
REAL ESTATE
SERVICES

445-449 RANDY ROAD

Carol Stream, IL 60188

[Property Website](#)



MOTIVATED SELLER - MAJOR PRICE REDUCTION!

Building 1

- Building 1 Size: ±11,770 SF
- Office Size: ±2,500 SF
- Loading: 2 Ext Docks / 4 DID

Building 2

- Building 2 Size: ±12,270 SF
- Loading: 2 Ext Docks / 4 DID

Property Specs

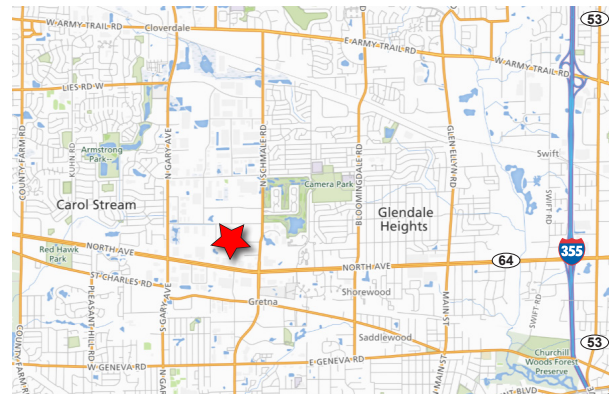
- Land Area: ±2.81 AC
- Ceiling Height: ±16' - 18'
- Sprinklers: Wet
- Year Built: 1979

Pricing

- RE Taxes: \$1.66 PSF (2018)
- Lease Rate: \$9.95 PSF Gross
- Sale Price: \$1,785,000 **\$1,495,000**

Highlights:

- Two buildings on a large land site
- Ideal investor/user opportunity in DuPage County
- Heavy parking
- Potential outside storage
- Triple catch drain system
- Immediate access to I-355



Contact Information:

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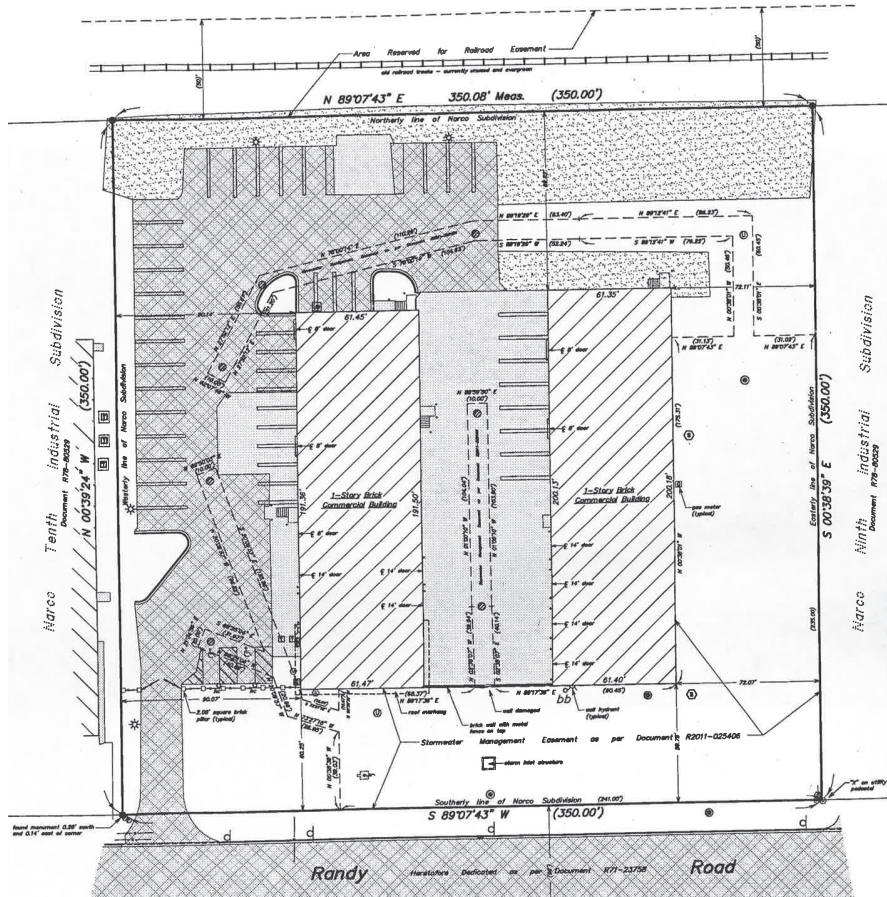
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Plat of Survey



Aerial View



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