

**BUILDING AVAILABLE FOR LEASE**

**7660 W. INDUSTRIAL DRIVE, FOREST PARK, IL**



**BUILDING SPECIFICATIONS**

|                        |   |
|------------------------|---|
| <b>BUILDING SIZE:</b>  | 16,520 SF                               |
| <b>LAND:</b>           | 1.10 Acres                              |
| <b>OFFICE:</b>         | ± 2,500 SF                              |
| <b>CEILING HEIGHT:</b> | 14.5'                                   |
| <b>LOADING:</b>        | 2 Drive-in Doors<br>(drive-thru access) |
| <b>POWER:</b>          | 1,200 Amps; 240 Volts<br>3-Phase        |
| <b>PARKING:</b>        | 19 Cars                                 |
| <b>SPRINKLER:</b>      | Yes                                     |
| <b>YEAR BUILT:</b>     | 1989                                    |
| <b>LEASE RATE:</b>     | \$7.50 psf net                          |



**FEATURES**

- Rare free-standing building in Forest Park
- Epoxied floors
- New parking lot
- Renovated office space
- New HVAC system
- Ability to add one dock / drive-in door
- Clear span building
- Less than 3 minutes to I-290 at Des Plaines Ave and/or Harlem Ave
- Cook County Class 6B real estate tax incentive in place

**FOR ADDITIONAL  
INFORMATION,  
PLEASE CONTACT:**

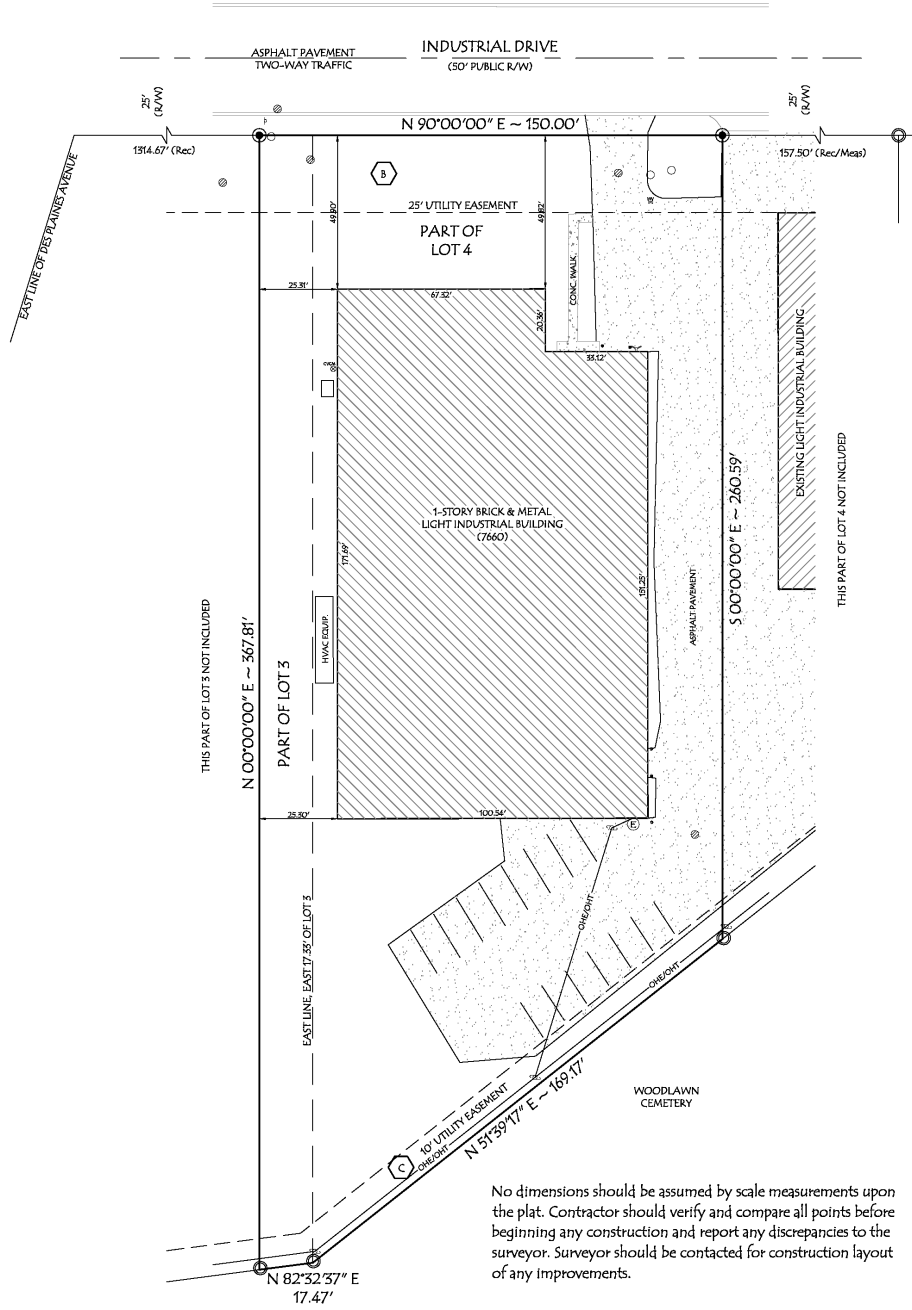
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