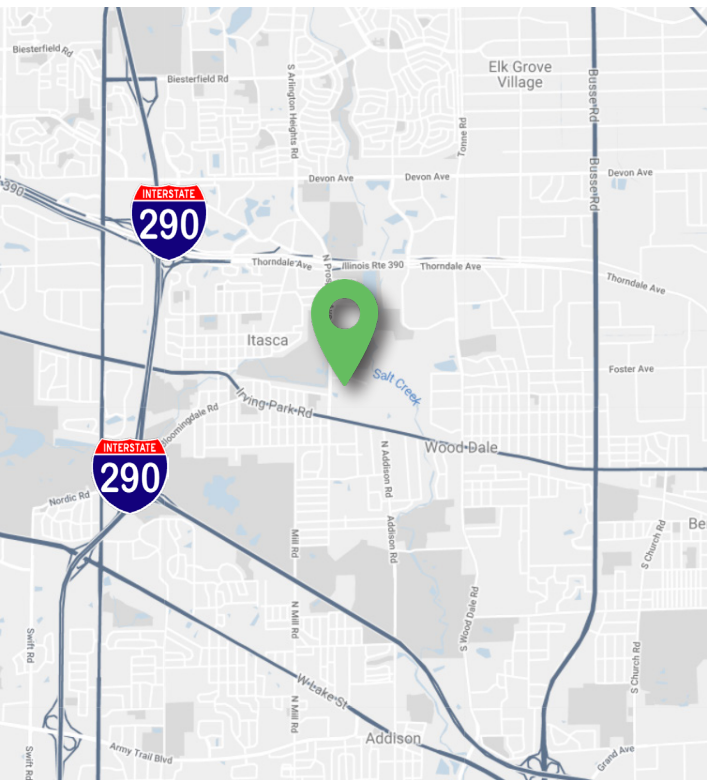




125 N PROSPECT AVENUE | ITASCA

FLEX/OFFICE SPACE AVAILABLE FOR SALE



PROPERTY SPECIFICATIONS

Total Bldg Size:	+/- 13,600 SF
Office:	+/- 12,000 SF
Site:	1.32 Acres
Ceiling Height:	18' Clear
Drive in Door:	1 (12'x 14')
Power:	600 Amps / 240 volt / 3 phase
Car Parking:	30 (expandable)
Sprinkler System:	Wet
Zoning:	M - Limited Manufacturing District
Taxes (2019):	\$1.00 PSF
Sale Price:	Subject to Offer

PROPERTY HIGHLIGHTS

- › High-end flex space and potential showroom
- › Additional land available for bldg and/or parking expansion
- › Floor drains in warehouse
- › Free standing building in Dupage County
- › Recently remodeled (2014) / 4 new HVAC units / Roof is less than 10 years old
- › Excellent frontage exposure on Prospect Ave
- › Close proximity to I-290, Elgin O'Hare, Route 83



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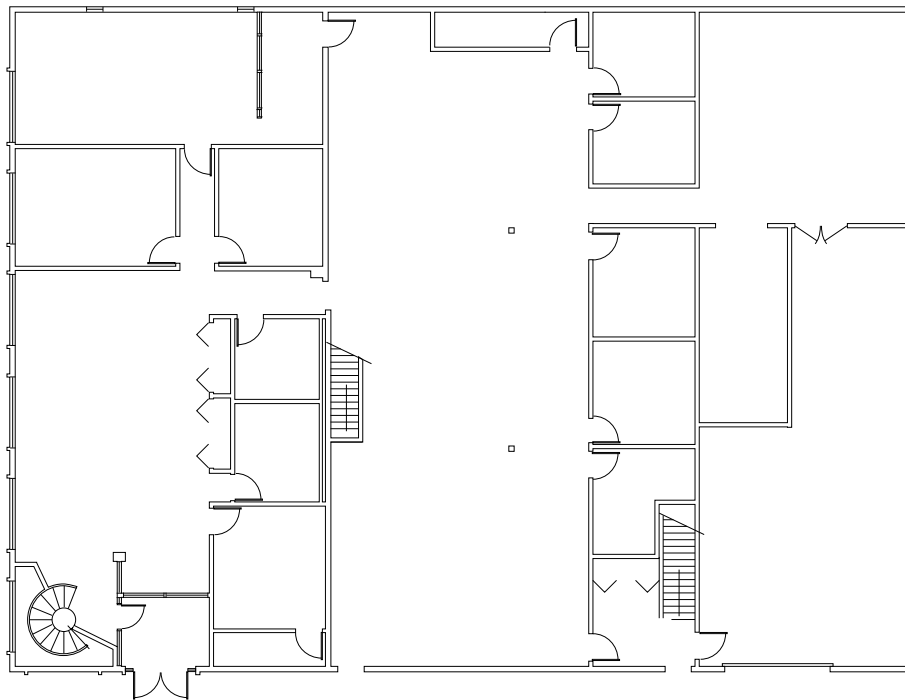
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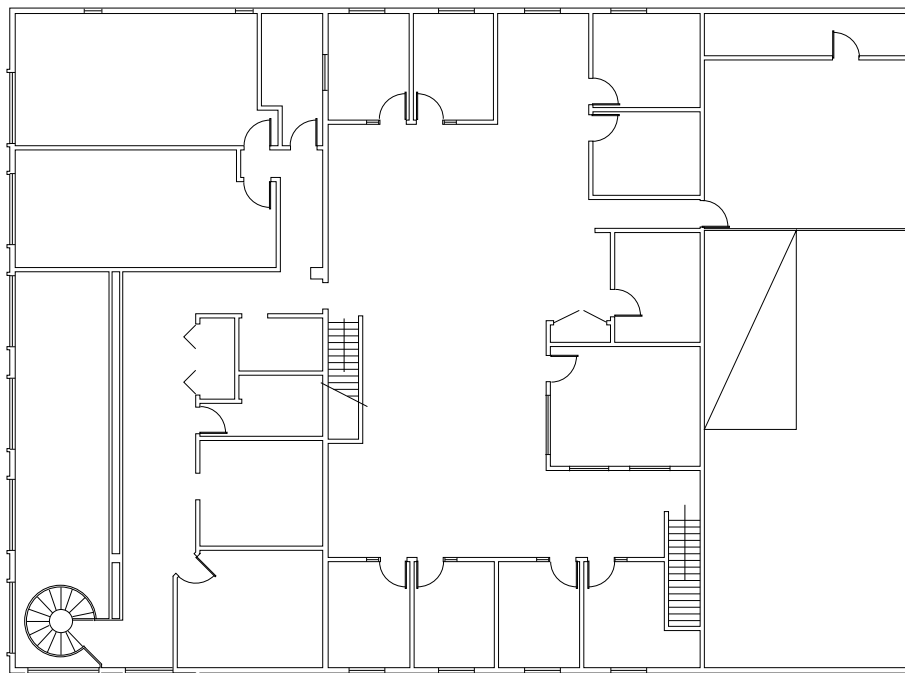


Flex/Office Space Available

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FIRST FLOOR



SECOND FLOOR



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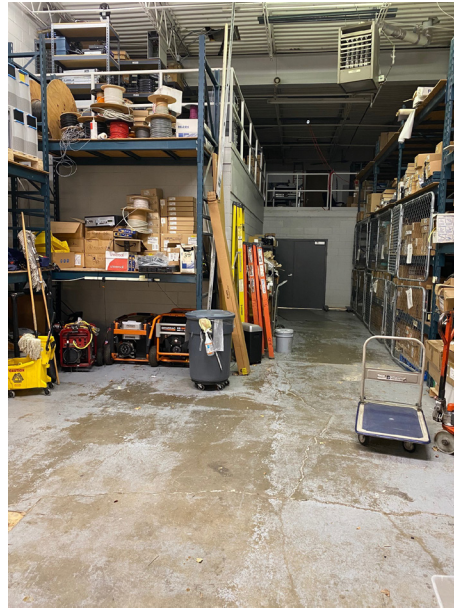
Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.





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