

±12,000 SF INDUSTRIAL / SHOWROOM FACILITY

FOR SALE OR LEASE

1911 S. BUSSE ROAD | MT. PROSPECT, IL 60056



ROSS LEHRMAN

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Building Size: ±12,000 SF

■ Land Area: ±0.57 AC

Office/Showroom Area: ±5,000 SF

Ceiling Height: 14' - 17'

Loading: 1 Ext. Dock / 1 DID (Expandable)

Construction: Masonry

Year Built: 1974

Power: 400 Amps

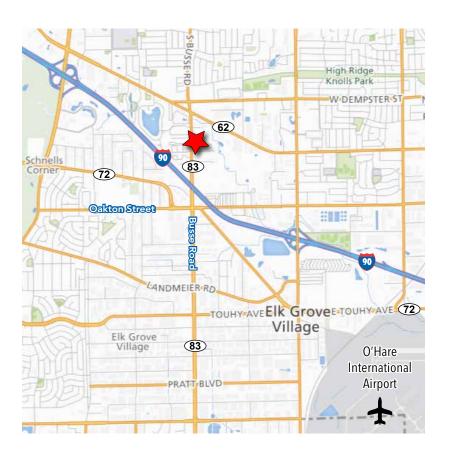
Heating: Gas

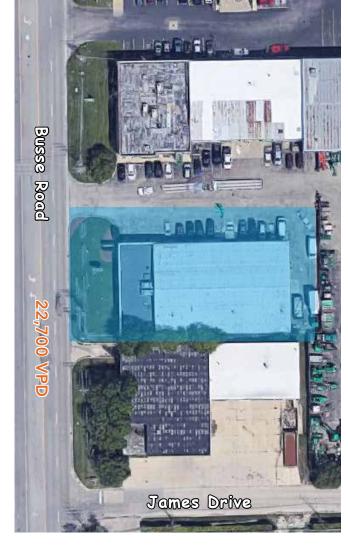
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Parking: ±18 Car Spaces

Lease Rate: \$7.95 PSF Modified Gross

Sale Price: \$708,000 \$588,000 (\$49.00 PSF)





GHLIGHTS

Visibility along Route 83 (22,700 VPD)

High image showroom and office space

Open warehouse layout

Excellent access to O'Hare

Potential 6B eligibility

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