



PRICE REDUCTION!

±12,000 SF INDUSTRIAL / SHOWROOM FACILITY

FOR SALE OR LEASE

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



ROSS LEHRMAN
847.588.5671
ross.lehrman@transwestern.com

JUSTIN LERNER, SIOR
847.588.5665
justin.lerner@transwestern.com

JOE KARMIN
847.588.5670
joe.karmin@transwestern.com

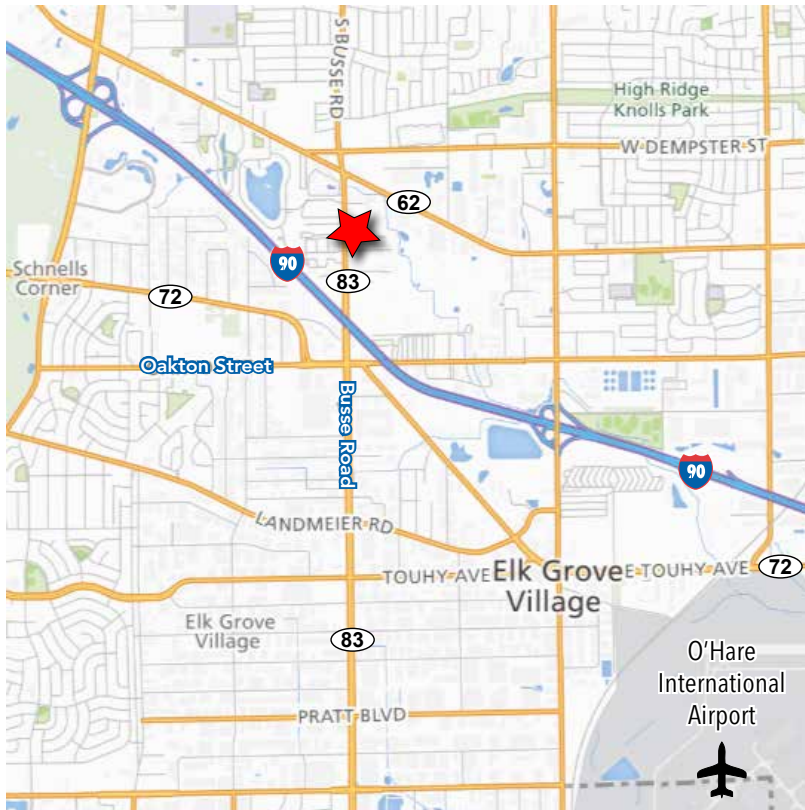
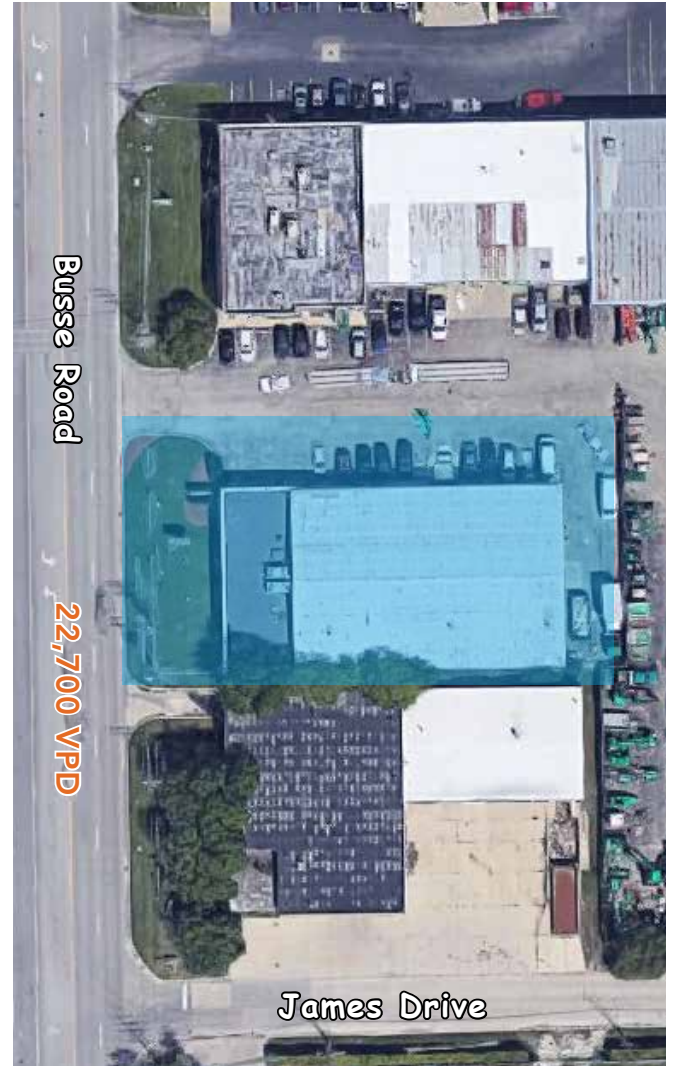
±12,000 SF INDUSTRIAL / SHOWROOM FACILITY
FOR SALE OR LEASE

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



BUILDING SPECS

- 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
- Parking: ±18 Car Spaces
- Lease Rate: \$7.95 PSF Modified Gross
- Sale Price: ~~\$798,000~~ \$588,000 (\$49.00 PSF)



HIGHLIGHTS

- Visibility along Route 83 (22,700 VPD)
- High image showroom and office space
- Open warehouse layout
- Excellent access to O'Hare
- Potential 6B eligibility

ROSS LEHRMAN
 847.588.5671
 ross.lehrman@transwestern.com

JUSTIN LERNER, SIOR
 847.588.5665
 justin.lerner@transwestern.com

JOE KARMIN
 847.588.5670
 joe.karmin@transwestern.com