

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

±15,035 SF

Recent
Updates

Newer Roof
w/ Warranty



TRANSWESTERN

REAL ESTATE
SERVICES

362 BALM COURT

Wood Dale, IL 60191

[Property Website](#)



Specifications:

- Building Size: ±15,035 SF
- Land Area: ±0.71 AC
- Office Size: ±2,300 SF
- Ceiling Height: ±16'
- Loading: 1 Int Dock / 1 DID
- Power: 400A 240V
- Parking: ±15 Cars
- Zoning: I-1 (Light Industrial)
- Sprinklers: Wet
- Year Built: 1985
- Construction: Masonry
- Heating: Gas
- Lease Rate: \$8.75 PSF MG
- Sale Price: \$1,469,500 **\$1,395,000**

Highlights:

- Recent updates include new paint and carpet in office
- Hard-to-find standalone facility in DuPage County
- Newer roof with warranty
- Newer high-efficiency LED lights
- Close proximity to I-290 / I-355 / I-390 / Route 83
- Low DuPage County taxes



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