



NEW OWNERSHIP



**IMMEDIATE
HIGHWAY ACCESS**



**OFFICE REMODELING
UNDERWAY**



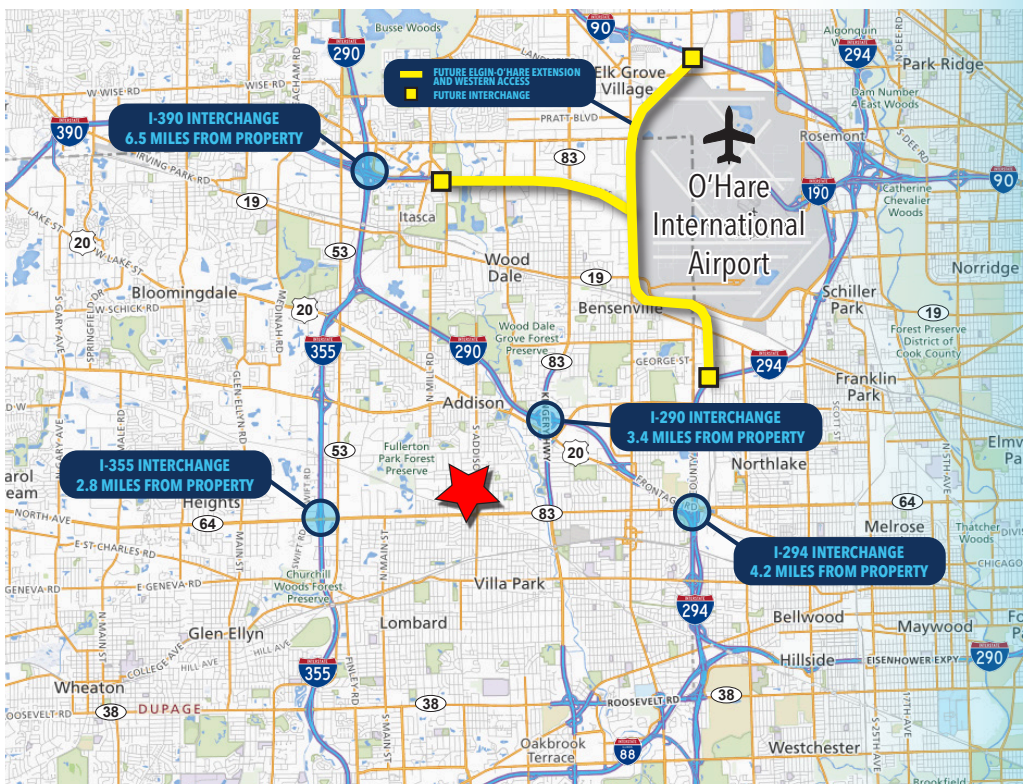
**LARGE LOT FOR TRUCKS
OR OUTDOOR PARKING**



±11,800 SF INDUSTRIAL BUILDING AVAILABLE

FOR SALE OR LEASE

125 W. FAY AVENUE | ADDISON, IL 60101



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FOR SALE OR LEASE

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PROPERTY SPECIFICATIONS

- Building Size: ±11,800 SF
- Land Area: ±0.68 AC
- Office Size: ±1,000 SF
- Ceiling Height: ±14'
- Docks: 2 Exterior
- Drive-in Doors: 1
- Power: 400A 240A
- Parking: ±14 Cars
- Construction: Masonry
- Year Built: 1967
- Zoning: M2 - General Manufacturing
- Real Estate Taxes: \$1.75 PSF (2018)
- **Lease Rate: \$7.95 PSF Modified Gross**
- **Sale Price: \$750,000**

PROPERTY HIGHLIGHTS

- New ownership
- Standalone facility minutes off of I-355 & North Ave.
- Large lot for trucks or outdoor parking
- Office remodeling underway
- High-efficiency lighting
- Low DuPage County taxes

PROPERTY AERIALS



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