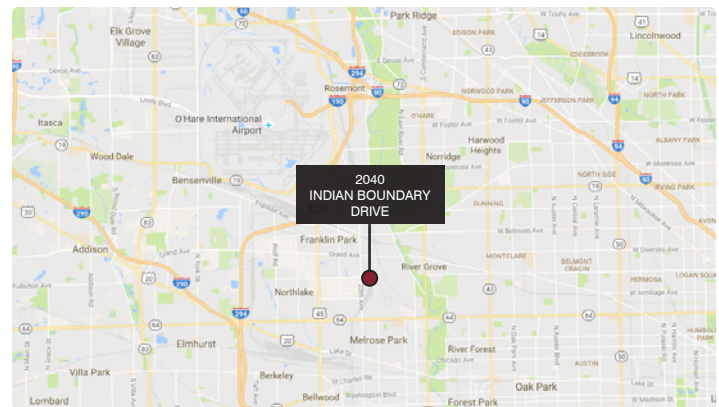




Property Highlights

- Great Central Location w/easy access to 290/294
- Free Standing Facility
- Renovations Underway Including New Lighting, Tuck pointing and White Boxed Warehouse
- Hard to Find Small Warehouse Space
- Class 6B in Place



For More Information,
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28,200 SF

INDUSTRIAL BUILDING

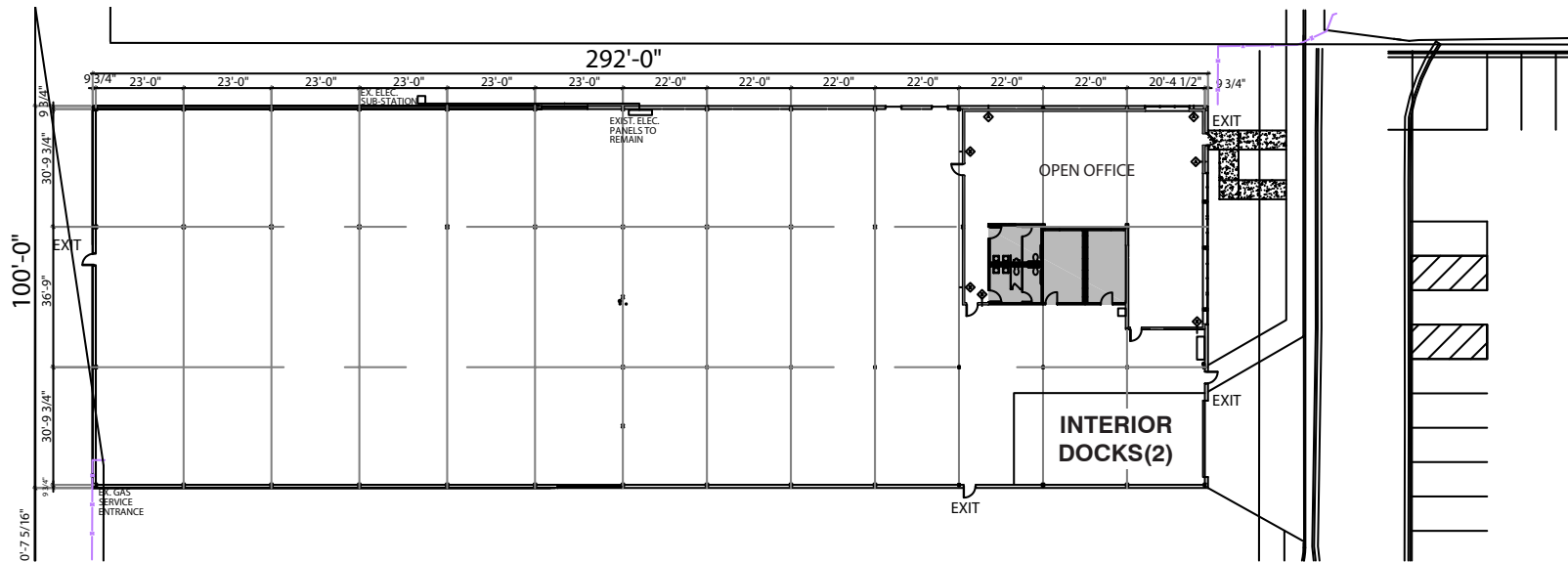
2040 INDIAN BOUNDARY DRIVE

MELROSE PARK • ILLINOIS • 60160

MELROSE O'HARE BUSINESS PARK

Property Description

Table with 2 columns: Property Feature and Value. Rows include Available SF (28,200 SF), Office SF (1,500 SF), Construction Type / Year Built (Masonry / 1970), Clear Height (14'), Truck Docks (Two (2) Interior Docks with Levelers), Bay Sizes (30' 9" x 23'), Power (600 Amps / 240 Volts), Sprinkler (Wet System / Moderate Hazard), Zoning (G - Industrial), Car & Trailer Parking (Ample), Taxes (\$1.10 PSF Estimate), and Asking Price (For Sale - \$1,551,000 (\$55 PSF) / For Lease - \$6 NNN).



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