



DARWIN
R E A L T Y



FULLY OCCUPIED MULTI-TENANT INDUSTRIAL SITE FOR SALE

21W301 LAKE STREET, ADDISON, IL (UNINCORPORATED DUPAGE COUNTY)



PROPERTY SPECIFICATIONS

- SIZE:** 38,500 SF (total of 4 buildings)
- LAND:** 5.6 acres
- CONSTRUCTION:** Brick/Masonry; Bow Truss Roof
- SPRINKLERED:** Wet system
- REAL ESTATE TAXES:** \$37,098.26 (2015 paid 2016)
- SALE PRICE:** \$3,500,000



Individual Building Specifications

	A	B	C	D
Size:	16,600 SF	5,400 SF	8,500 SF	8,000 SF
Office:	2,240 SF	Minimal	±1,000 SF	Minimal
Ceiling:	14'-18'	12'	14'-18'	14'
Loading:	2 Ext 1 DID	1 Ext 2 DIDs	1 Ext 2 DIDs	2 DIDs

FEATURES

- Fully Occupied Multi-Tenant Industrial Site
- Outside storage available
- Potential redevelopment site
- Trailer and truck parking
- Low unincorporated DuPage County taxes

**FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:**

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