

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

	Α	В	С	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 DAN PRENDERGAST INFORMATION, Associate

PLEASE CONTACT: dprendergast@darwinrealty.com

NOEL S. LISTON

Principal

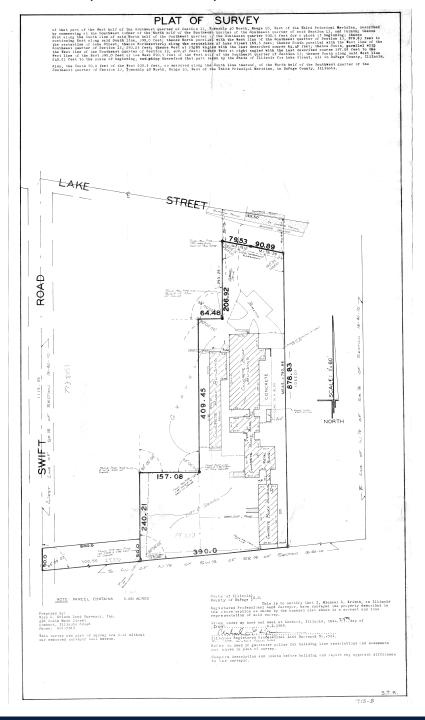
nliston@darwinrealty.com

970 N. Oaklawn Avenue, Suite 100 | Elmhurst, IL 60126 | Tel: 630-782-9520 | Fax: 630-782-9531 | www.darwinrealty.com



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