

**174 BRANDON DRIVE  
GLENDALE HEIGHTS, IL 60139**

**4,500 SF  
FLEX / INDUSTRIAL  
UNIT  
FOR SALE**



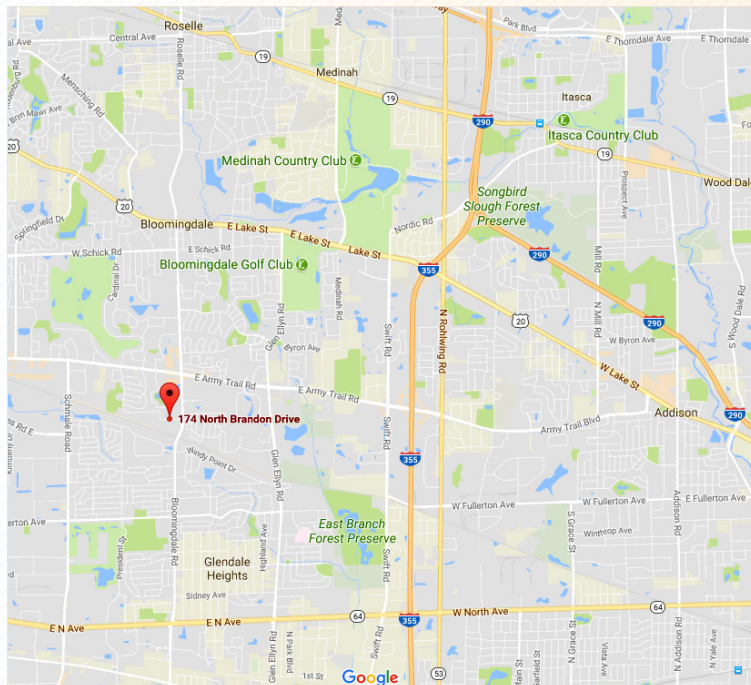
### Property Specifications:

SIZE: 4,500 sf  
OFFICE: 3,500 sf  
WAREHOUSE: 1,000 sf  
DOCKS: 1  
CEILING HEIGHT: 14' clear  
CAR PARKING: Ample, paved lot  
POWER: 200 amp/3 phase  
SPRINKLERS: Yes  
ASSOCIATION FEES: \$0.98/sf  
TAXES: \$2.66/sf (2016)

SALE PRICE: \$375,000 (\$83.33/sf)

### COMMENTS:

Hard to find unit with office/showroom build-out.  
Great visibility and easy access unit on east side of building. Well positioned near full interchange at I-355 and Army Trail Road.



\*NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY OF THE FOREGOING INFORMATION. TERMS AND AVAILABILITY ARE SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

**Contact Mike Antonelli, Matt Hanson  
or Dan Brown, Managing Broker today!**

mantonelli@browncommercialgroup.com  
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**847.758.9200**

1400 E. Higgins Road,  
Suite A  
Elk Grove Village,  
IL 60007



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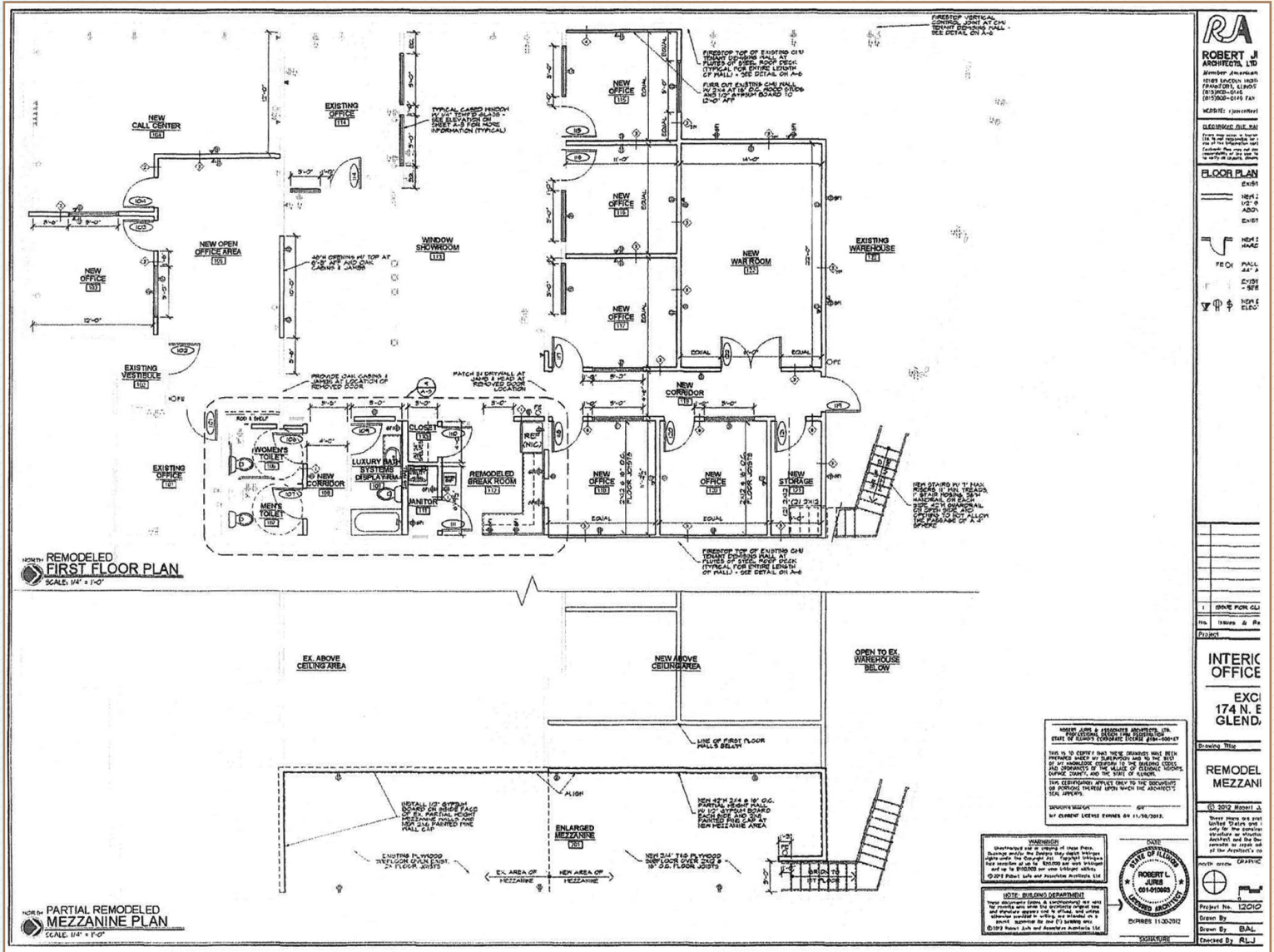
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