

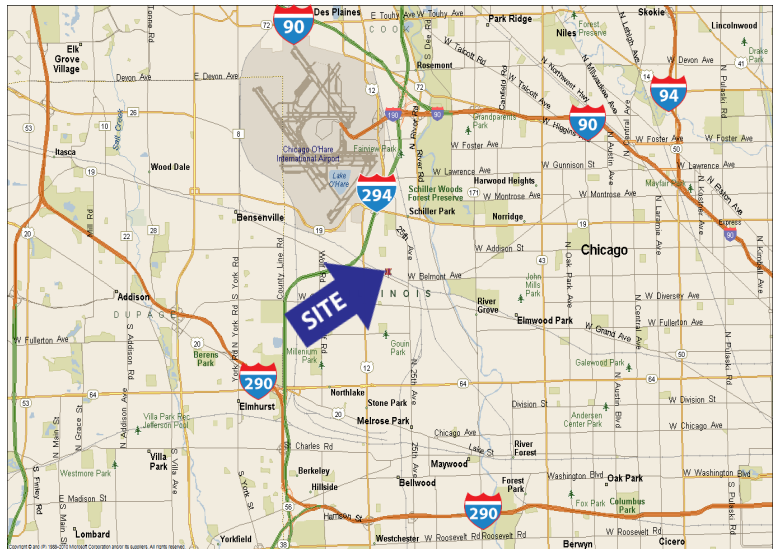
BUILDING AVAILABLE FOR SALE

9933-9937 FRANKLIN AVENUE, FRANKLIN PARK, IL



BUILDING SPECIFICATIONS

BUILDING SIZE:	15,100 SF
LAND:	.32 acre
OFFICE:	2,114 SF
CEILING HEIGHT:	17' clear
LOADING:	1 drive-in door
POWER:	2000 amps; 480 volt (2 services)
PARKING:	12 cars
YEAR BUILT:	2002
REAL ESTATE TAXES:	\$1.01 psf (2015 paid 2016)
SALE PRICE:	\$575,000 \$499,000



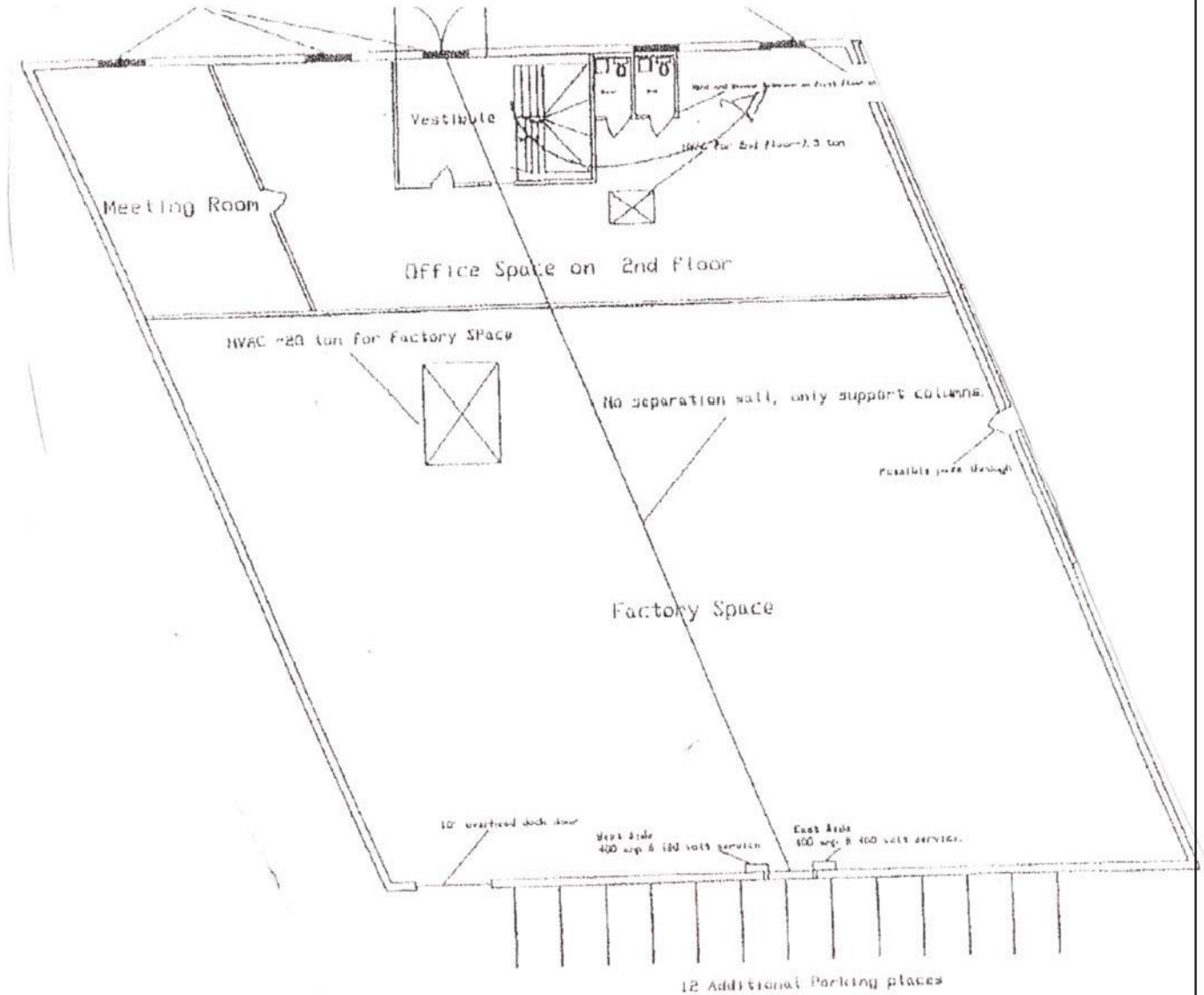
FEATURES

- **Landlord will provide a \$50,000.00 credit to install truck dock**
- Close to O'Hare International Airport
- Easy access to I-294, I-290, I-90
- Clean, well-lit shop area
- Low taxes

<p>FOR ADDITIONAL INFORMATION, PLEASE CONTACT:</p>	<p>RICHARD G. DALY, SIOR President rdaly@darwinrealty.com</p>	<p>ADAM M. HAEFNER Director of Brokerage Services ahaefner@darwinrealty.com</p>
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