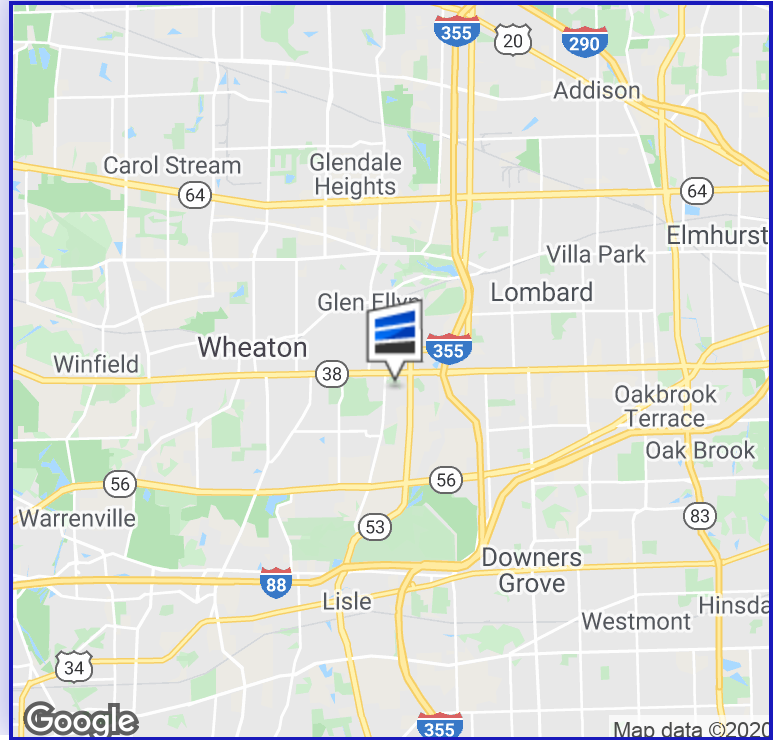




Industrial Office Building For Sale/Lease 3,290sf of Flex Space including warehouse/shop Ideal for Commercial Services Owner-Occupier **700 TAFT AVE. , GLEN ELLYN, IL**



PROPERTY OVERVIEW

3,290sf industrial office flex use space on a 23,947 sf lot (205' frontage on Taft Avenue). Ideal for owner-occupier.

PROPERTY HIGHLIGHTS

- Easy access right off Roosevelt Road with traffic count of 41,900 vehicles per day
- Parking: 16 spaces for office employees/visitors + large commercial vehicles yard
- Warehouse/Workshop: Approximately 1,949sf with three 14 foot newer overhead drive-in doors
- PIN: 05-23-201-024
- Zoning: C-3 Service Commercial
- Real Estate Taxes (2018): \$11,916.42
- Lease Rate: \$12/sf Base Rent - NNN
- Offering Price: \$525,000

Presented by
ROSS GOLDSTEIN
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The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

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1238 OAK AVENUE, EVANSTON, IL 60202

700 TAFT AVENUE, GLEN ELLYN, IL
FOR SALE/LEASE - - - 3,290 SQUARE FEET OF FLEX OFFICE SPACE + WAREHOUSE

Property Photos



700 Taft Ave. Glen Ellyn, IL 60137



Warehouse/Shop



2 of 3 Warehouse/Shop Doors (14' height)



Large Contractor Yard



Pylon Signage

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Office Photos



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Central Work Space/Reception



Private Office 1 of 2



Mezzanine Bonus Space + Storage



Nature View across the street

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Property Highlights



700 Taft Ave. Glen Ellyn, IL 60137

LOCATION INFORMATION

Street Address	700 Taft Ave.
City, State, Zip	Glen Ellyn, IL 60137
County	DuPage
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	I-355
Nearest Airport	O'hare International Airport

BUILDING INFORMATION

Building Class	B
Tenancy	Single
Number of Floors	1
Gross Leasable Area	3,290 SF
Construction Status	Existing
Condition	Good
Roof	Asphalt shingle
Free Standing	Yes
Walls	Mostly split-face concrete block, some face brick, some synthetic stucco surfacing
Ceilings	The roof surface over the office area is asphaltic shingle on plywood. The balance of the building is with a flat roof.
Floor Coverings	Office (carpet) - Warehouse/Shop (concrete floor)
Foundation	Concrete slab
Mezzanine	Yes - approx. 477 sf
Office Buildout	Yes

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Aerial Location Map



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Vicinity Map



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GIS Plat



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DUPAGE GIS PLAT MAP



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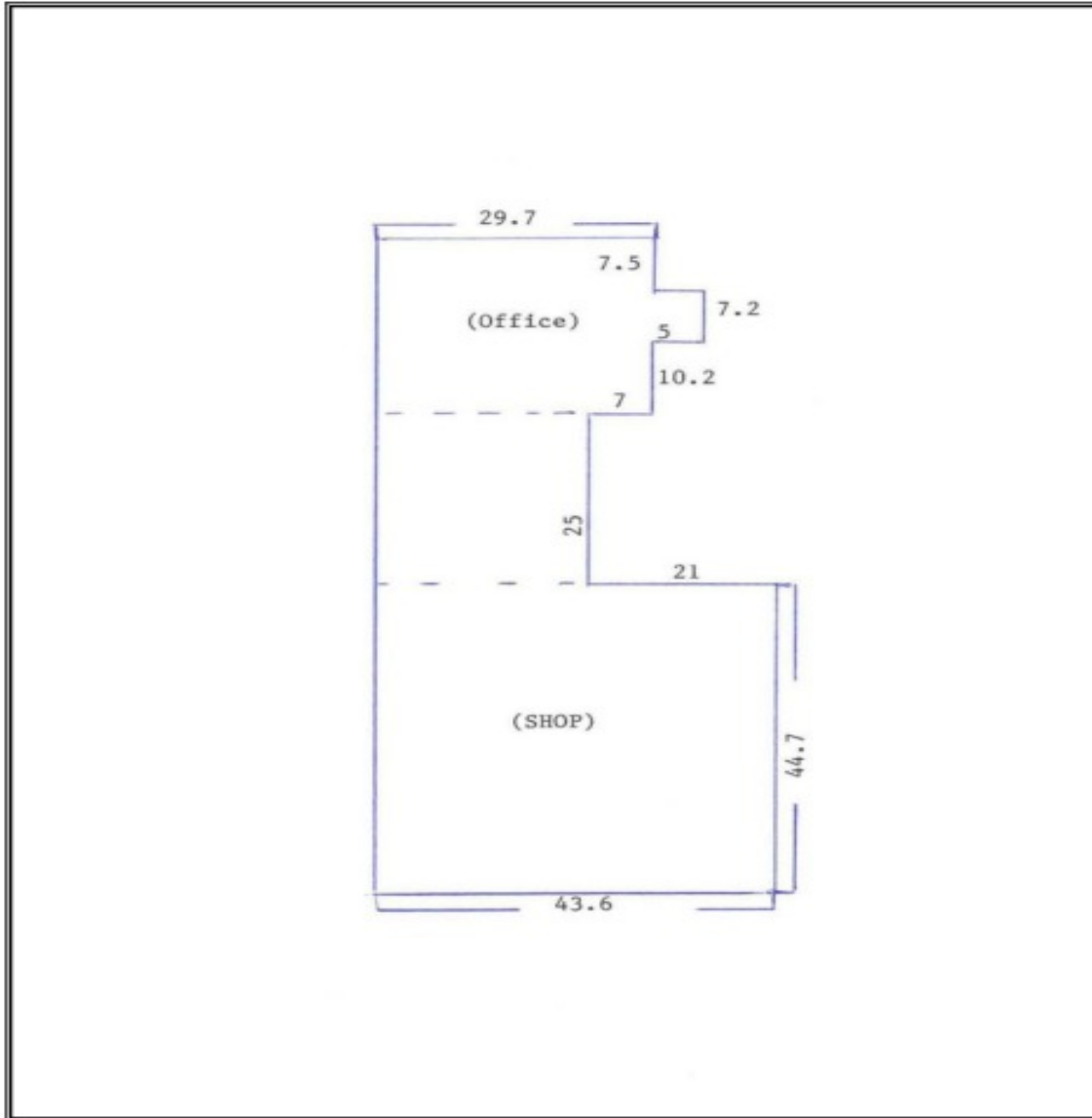
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Building Sketch



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BUILDING SKETCH



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Advisor Biography



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Professional Background

Ross Goldstein began InSite Commercial Realty in 2013 and serves as its President and Managing Broker. With 35 years of experience as a commercial banker, entrepreneur and CRE professional, Ross offers a wealth of financial, business and transactional experience to his clients.

Goldstein began his professional career by successfully completing the Management and Credit Training program at Manufacturers Hanover Bank in New York City. Goldstein focused his practice on financing smaller businesses in the New York City market, and quickly advanced to become an Assistant Vice President. Working with this market allowed him to create more personal, advisory relationships with his clients. Over the next 8 years, he successfully created traditional loan arrangements and structured financings for Leveraged Buyouts and independent film production.

With a deep understanding of finance and business strategy, Goldstein embarked on his entrepreneurial path by starting, managing and growing The International Gourmet Company and gifter.com. These companies offered gifting and business premium services to corporations and high net worth individuals. Goldstein orchestrated the company's growth, its acquisition of two competitors and the sale of the combined companies. During his 13 years as owner he gained a healthy respect and appreciation for the entrepreneur's challenges and opportunities.

Since 2005, Goldstein's real estate clients have relied on his business, financial and analytical skills to uncover and successfully pursue opportunities in Chicagoland's commercial and investment real estate markets. In his second full year as a broker, he was awarded Salesman of the Year at Hallmark & Johnson Properties. In addition to his proven brokerage skills and integrity, Goldstein's clients benefit from the added dimensions of value and insight he brings to his relationships.

Goldstein serves as Treasurer for the Evanston Food Exchange, a community-based organization with the mission of reducing hunger and poverty while creating a healthier community (<http://www.evanstonfoodexchange.com/>). He also serves as a facilitator and active participant in The Mankind Project, a worldwide organization seeking to improve the world one man at a time (<http://mankindproject.org/>).

Goldstein was born and raised in Dallas, Texas, earned his degree in Economics from the University of California at Los Angeles and currently enjoys living in Evanston, IL with his wife Anya.

Memberships & Affiliations

Chicago Association of Realtors
Licensed Illinois Business Broker

Education

UCLA - Los Angeles: B.A. in Economics
Study Abroad - Florence, Italy: Language and International Business
St. Marks School of Texas - Dallas, Texas

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