

AVAILABLE FOR SALE / LEASE

1400 ARDMORE AVENUE

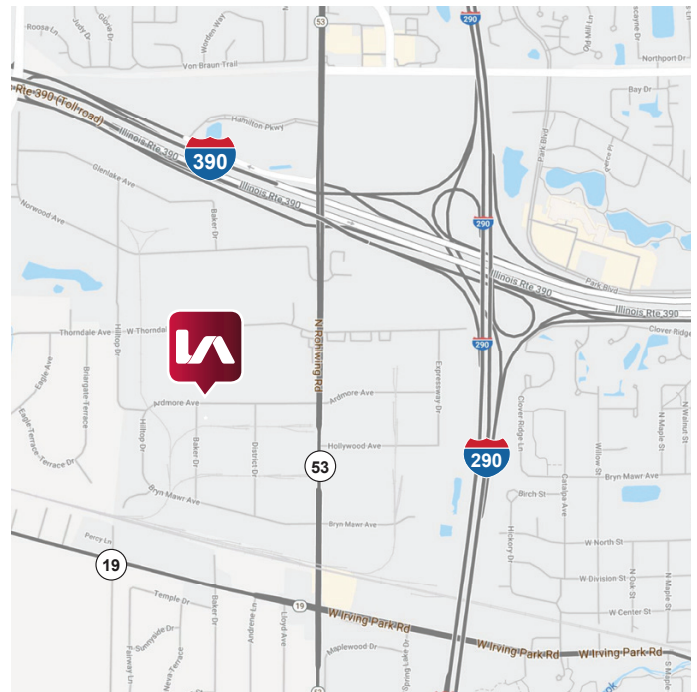
ITASCA, IL – DUPAGE COUNTY



MANUFACTURING / PRODUCTION FACILITY WITH BRIDGE CRANE

BUILDING SPECIFICATIONS:

BUILDING SIZE:	±44,000 SF
EXECUTIVE OFFICE AREA:	6,111 SF Complete demo and reconstruction in 2007
SITE SIZE:	90,840 SF / 2.09 acres
CLEAR HEIGHT:	18'
LOADING:	5 interior truck docks with levelers
ELECTRIC SERVICE:	Service #1: 2,000 Amps @480 Volts Service #2: 400 Amps @240 Volts Buss duct in place
AUTO PARKING:	36 cars (expandable)
LEASE RATE:	\$6.25 PSF Net
SALE PRICE:	\$3,555,000 / \$80.80 PSF
PROPERTY TAXES:	\$61,017.38 / \$1.39 PSF (2019 payable 2020) PIN 02-01-404-005
POSSESSION:	Immediate
COMMENTS:	<ul style="list-style-type: none">› 7.5 ton bridge crane› Radiant heat ceiling mounted units› LED lighting in warehouse› ±250 SF storage mezzanine› Air lines in warehouse› CMD construction original building 1969, addition in 1974 (8" concrete floors in addition)



Jeffrey J. Janda, SIOR
Principal
jjanda@lee-associates.com
D 773.355.3015

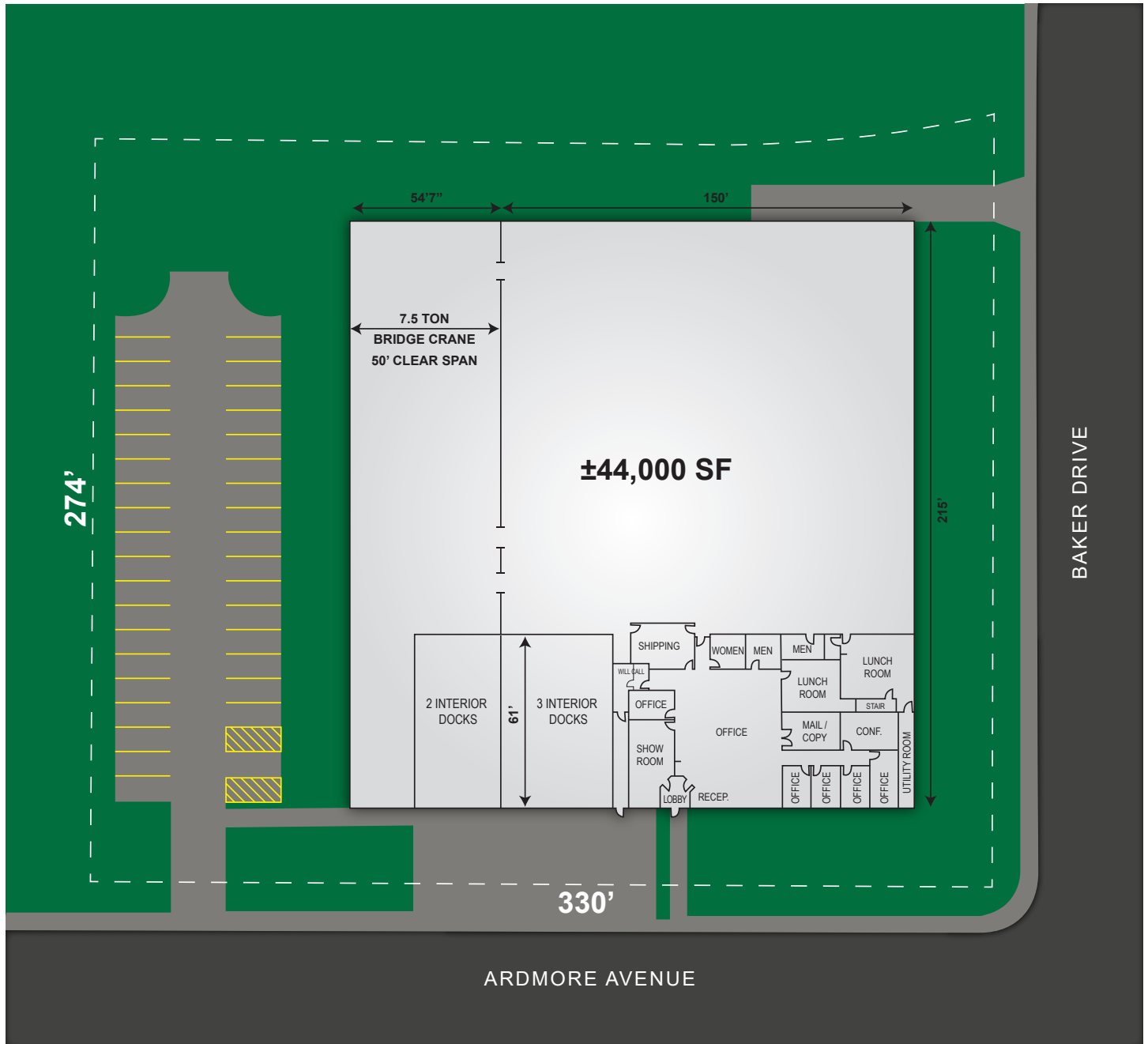
Chris G. Nelson
Principal
cnelson@lee-associates.com
D 773.355.3011

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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