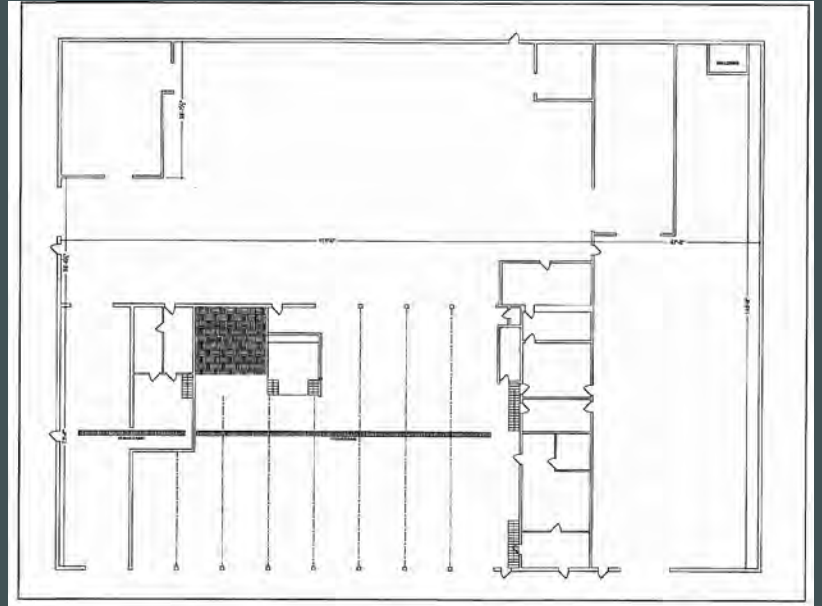


Rare Truck Maintenance Facility

4430 W. Armitage Ave | Melrose Park, IL 60160

Property Features

- + 30,000 SF Building
- + 1.9068 Acre Site
- + 355' x 237' Lot
- + 11 Drive-in Doors
- + 1 Wash-Down Bay
- + Triple Catch Basins
- + Exhaust Fans & Ventilation
- + Paint Booth (21' x 53')
- + 22 Trailer Spots
- + Natural Gas Furnaces Replaced (2010)
- + Remodeled Locker Room and Bathrooms (2013)
- + Excellent Access to O'Hare Airport
- + Near Intermodal Yards
- + Class-6 Tax Incentive



Property Features

- + 20,000 SF Building
- + 10,000 SF Shop
- + 4,800 SF Office
- + 5,200 SF Parts
- + 16' Clear Height
- + 9 Drive-in Doors
- + 1 Wash-Down Bay
- + 48 Trailer Spots (expandable to 105 stalls per concept plan)
- + 20 Overhead Doors Replaced (2008)
- + New Sprinkler System (2007)
- + Clean Burn Furnace (2008)



Conceptual Plan



