

For Sale or Lease

709 W Wabash Ave

34,000 sq ft

Space:

Original building 8000 sq ft 1972

Mid shop addition 8000 sq ft 1992

Warehouse addition 18,000 sq ft 2005

Breakdown Details:

1250 sq ft front offices & reception

14,750 sq ft front & shop with Heat & AC 14ft eaves

18,000 sq ft warehouse with Heat & prepped for AC. 16ft eaves

Approx 2 acres gated with security lighting

18 parking spaces (plenty of area for additional)

Overhead Ground level Doors:

(2) 14H x 12W Ground entry door

(1) 10H x 10W Ground entry door

Dock Doors:

(1) dock door with powered plate

** a 2nd dock location is 'roughed in' to building frame (blueprints)**

Features:

- Full sprinkler and security system
- Locker room with Shower
- Breakroom/lunchroom
- Storage rooms
- Wash bay with floor drain
- Concrete floors ground & polished (front shop)
- Concrete floors polyurethane coated (warehouse)
- Sound proof doors for offices

Utilities

- 240 VAC and 110 VAC
- Compressed Air lines throughout

