

# OFFICE/WAREHOUSE FOR SALE & LEASE



145 Tower Dr Unit 4, Burr Ridge, IL 60527



## OFFERING SUMMARY

|                         |                                           |
|-------------------------|-------------------------------------------|
| <b>SALE PRICE:</b>      | \$490,000                                 |
| <b>NUMBER OF UNITS:</b> | 1                                         |
| <b>AVAILABLE SF:</b>    | 3600                                      |
| <b>LEASE RATE:</b>      | \$14.00 SF nnn /yr<br>(Office Space Only) |
| <b>BUILDING SIZE:</b>   | 63,933 SF                                 |
| <b>RENOVATED:</b>       | 2007                                      |
| <b>ZONING:</b>          | O-2                                       |
| <b>PRICE / SF:</b>      | \$136.11                                  |

## PROPERTY OVERVIEW

3600 SF of outstanding office with warehouse space  
in the desirable Burr Ridge Business District  
1500 sf warehouse  
2100 sf office  
Easy access to Interstate 55/ Stevenson

## PROPERTY HIGHLIGHTS

- Office consists of two floors. Consisting of reception, first floor bathroom, eat in kitchen/break room, second floor bathroom
- conference room, private office, large open work area, large telecom/network - server room, and storage.
- The suite also has a dedicated drive in door to 1500 sf of warehouse space.
- warehouse points of interest are private bathroom, high ceilings, separate heater but shared meter with office space
- mezzanine for additional storage, 2 man doors to connect to office space.
- \* This is the only unit with access to a drive in door from the outside

**KW COMMERCIAL**  
608 S. Washington Street, Ste. 100  
Naperville, IL 60540

**ALEX PENA**  
Agent  
O: 312.446.8360  
alexpena@kw.com

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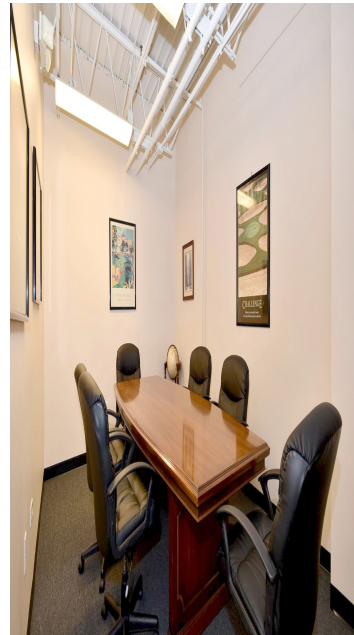
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## OFFICE/ WAREHOUSE FOR SALE



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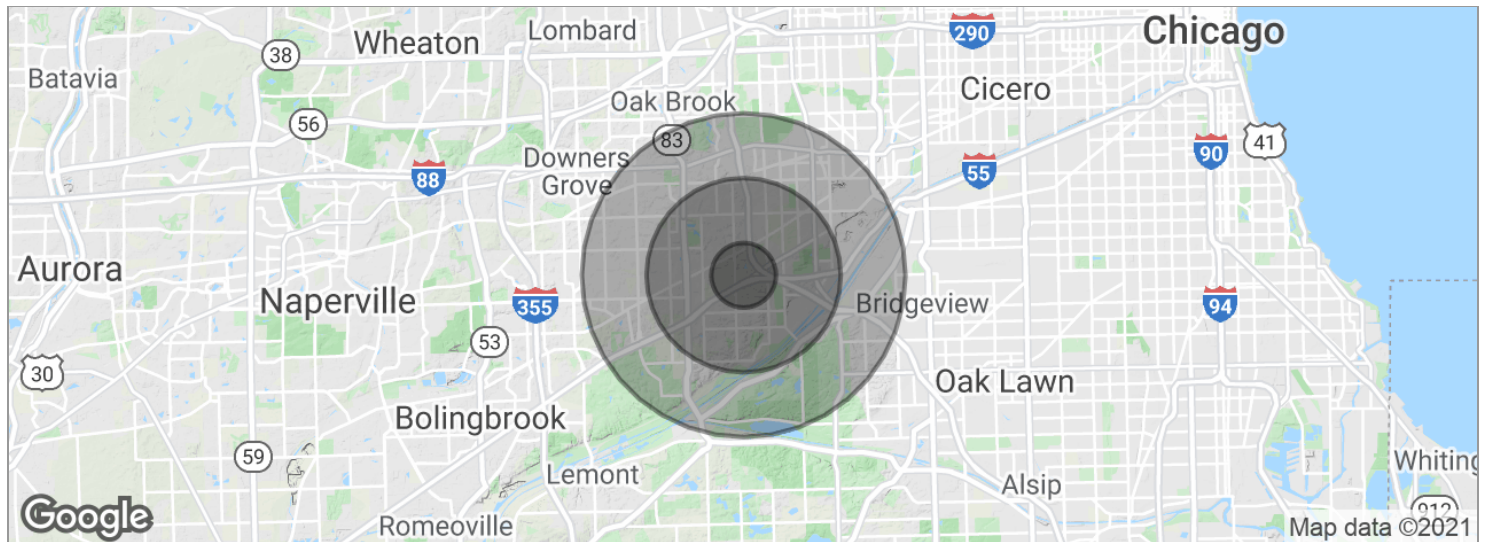
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| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 5,968     | 60,458    | 184,954   |
| Median age          | 48.8      | 45.4      | 42.5      |
| Median age (male)   | 47.5      | 44.5      | 41.0      |
| Median age (Female) | 50.6      | 46.6      | 43.7      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 2,442     | 23,106    | 69,184    |
| # of persons per HH | 2.4       | 2.6       | 2.7       |
| Average HH income   | \$141,099 | \$151,998 | \$132,080 |
| Average house value | \$514,268 | \$628,161 | \$584,060 |

\* Demographic data derived from 2010 US Census

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