

# 1918 Main St

# Melrose Park

IL 60160

## FOR SALE ~12,000 SF

### Industrial / Flex Building w/ Overhead Door and Parking Lot



N 19th Ave & Main St -  
5,157 Vehicles Per Day

19th Ave & St Charles Rd -  
5,100 Vehicles Per Day

#### Highlights:

- 12,000+ Sq Ft Brick Building; approx 3,000 Sq Ft office, 6,000 Sq Ft warehouse (with columns) and 3,000 Sq Ft attached garage / warehouse (clear span – no columns)
  - 14 ft high Overhead door
- 4 private offices (2 located on 1st floor, 2 located on 2nd floor) plus open areas on both floors perfect for cubicles / reception area
  - Employee break room / kitchenette
- Bathroom and separate shower area on first floor of office area, in addition to a 2nd bathroom in warehouse
- Warehouse ceilings are approx 25 ft (2 stories) high
- Sale includes all attached fixtures with exception of machinery (Fork Lift Charger Compressor)
  - Includes vacant land next to building – can be used for parking
- Within 0.1 miles from Melrose Park Metra Train station and adjacent to train tracks

Price: \$259,000

Listing Type: For Sale

Property Type: Industrial

Taxes: \$21,051.62 (2013)

PIN #(s): 15-10-110-007-0000

Building Size: 12,000 SQ Ft

Ceiling Heights: 25' in warehouse  
/ 10' in office

Zoning: Industrial

# MILLER CHICAGO

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