

9220 PARKLANE AVE

# ±11,500 SF Industrial Building for Sale

FRANKLIN PARK, ILLINOIS



## MAJOR RENOVATIONS IN 2017

### PROPERTY DETAILS

PROPERTY SIZE	±11,500 SF
OFFICE SPACE	±2,000 SF (PLUS BONUS MEZZANINE SPACE)
ACRES	±0.875
YARD	±10,000 SF
TAXES (2019)	\$34,937
CLEAR HEIGHT	22'
SPRINKLERED	YES
DID	2 (14H X 16W) 2 (10H X 12W)
CRANES	(2) 3-TON, (2) 2-TON
POWER	800A, 480/277V
PARKING	13
YEAR BUILT	1950
ASKING PRICE	\$850,000 (\$73.91 PSF)



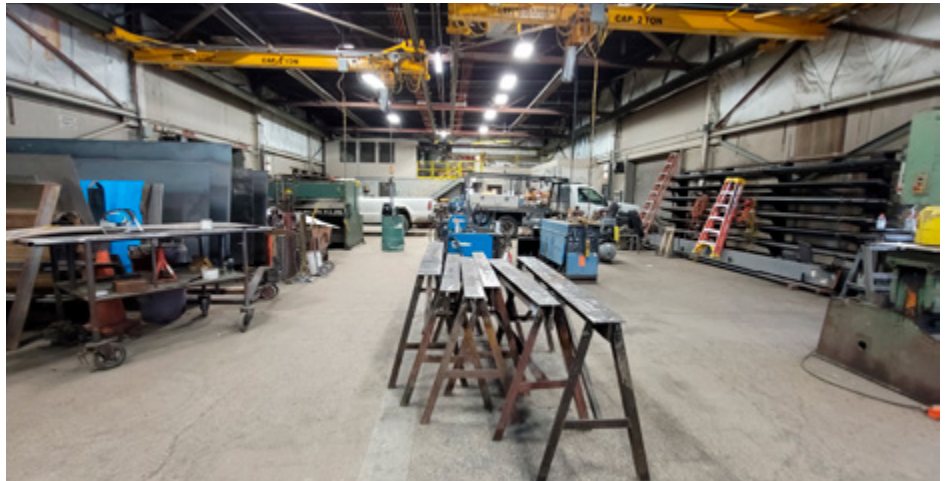
OUTSIDE STORAGE  
AVAILABLE

# ±11,500 SF Industrial Building Available for Sale

FRANKLIN PARK, ILLINOIS

## ALL NEW IN 2017

- 360 degree yard
- Easement for cell tower
- Total roof tear off (20 year warranty)
- New gutters
- HVAC for office
- Infrared heating in warehouse
- Sprinkler system with updated backflow
- Office restrooms renovated (men & women)
- Warehouse ADA compliant restroom and locker room
- New lighting throughout
- Airlines throughout
- Water lines throughout
- Water heater
- Variable speed exhaust fan
- 4 new roll-up doors and motors
- 2 two-ton bridge cranes
- 2 three-ton bridge cranes
- Upgraded electric



**Josh Will**

630 317 0794  
jwill@hiffman.com

**Aimee Goudas**

630 317 0714  
agoudas@hiffman.com

**Joe Bronson**

630 317 0725  
jbronson@hiffman.com