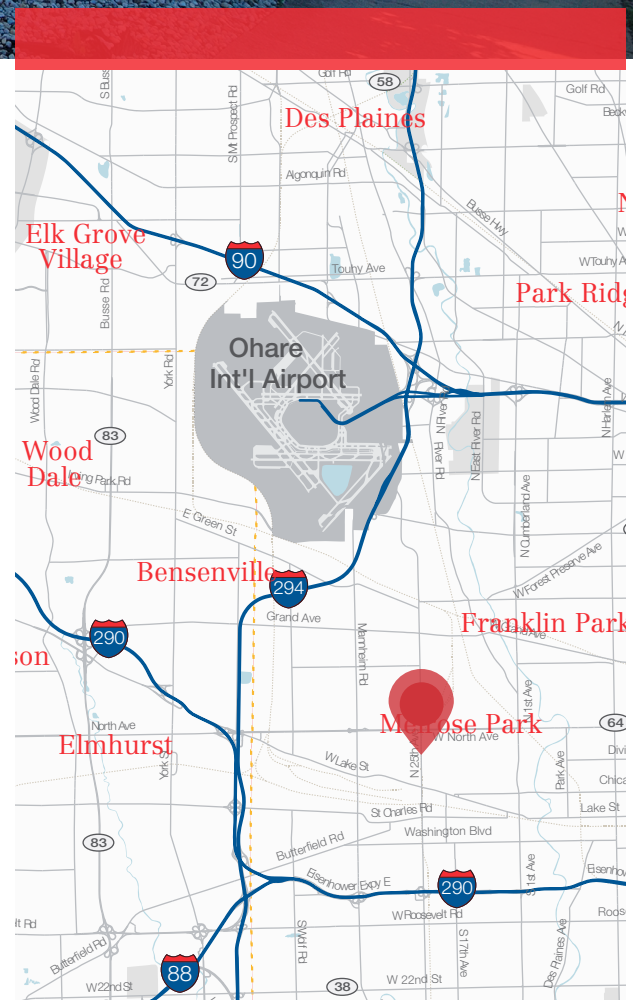


1539 N 25TH AVE MELROSE PARK, IL  
**±30,000 SF Industrial Building for Sale with  
 ±1.25 Acre Yard**



**PROPERTY DETAILS**

PROPERTY SIZE	±30,000 SF
TOTAL ACRES	±1.98 AC
YARD ACRES	±1.25 AC (±52,188 SF)
BUILDING ACRES	±0.70 AC
CLEAR HEIGHT	14'
DRIVE-INS	3
SPRINKLERED	NO
POWER	1,200A, 277/480V, 3-PHASE
TAXES (2018)	\$65,000
YEAR BUILT	1947 (4 ADDITIONS SINCE THEN)
SUBMARKET	WEST COOK
SALE PRICE	\$1,470,000 (\$49.00 PSF)



±30,000 SF INDUSTRIAL BUILDING WITH 1.25 ACRE YARD FOR SALE

# 1539 N 25th Ave. Melrose Park, Illinois



## PROPERTY HIGHLIGHTS

- Additional land/parking lot across the street
- 8 parking spots adjacent to building
- 33 parking spots in lot across the street
- Heavy power
- Clean environmental 10 years ago
- Airlines throughout
- 2-story office
- Close proximity to city



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