

77,301 SF FOR SALE | 37,755 SF FOR LEASE

11241 Melrose Ave., Franklin Park, IL



PROPERTY FEATURES

- 37,755 SF available for lease
- 77,301 SF total building for sale
- 5,210 SF office
- 2.47 acre site
- 14' clear height
- 2 loading docks
- 1 drive-in door
- 1,200 amps @ 240-480 volt
- 72 auto parking - full building
- 30' x 30' bays
- Masonry construction
- Wet sprinkler system
- I-2 zoning
- Excellent labor pool
- Proximity to I-294 and O'Hare International Airport
- Real Estate Taxes: \$2.55/SF (2020)
- CAM: \$0.50/SF
- Insurance: \$0.07/SF
- **Lease Rate: Subject to Offer**
- **Sale Price: Subject to Offer**



11241 MELROSE AVE., FRANKLIN PARK

Owned and managed by:



Jay Maher

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NAI Hiffman

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