

For Sale or Lease

925-933 Oaklawn Ave

Elmhurst, IL

Note: NDA and 48 HOUR NOTICE IS REQUIRED TO SCHEDULE A SHOWING

Available Size:

33,087 SF

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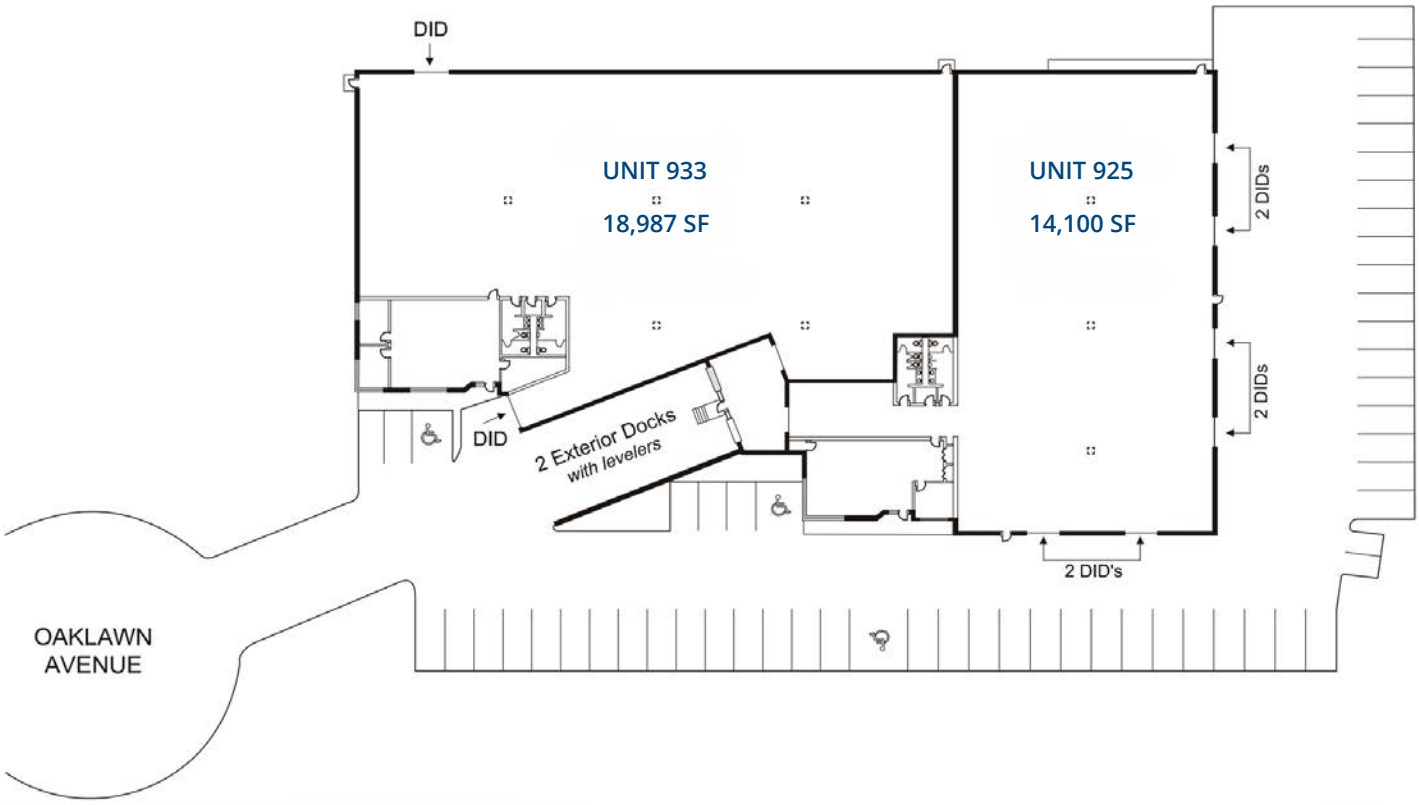
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Property Highlights

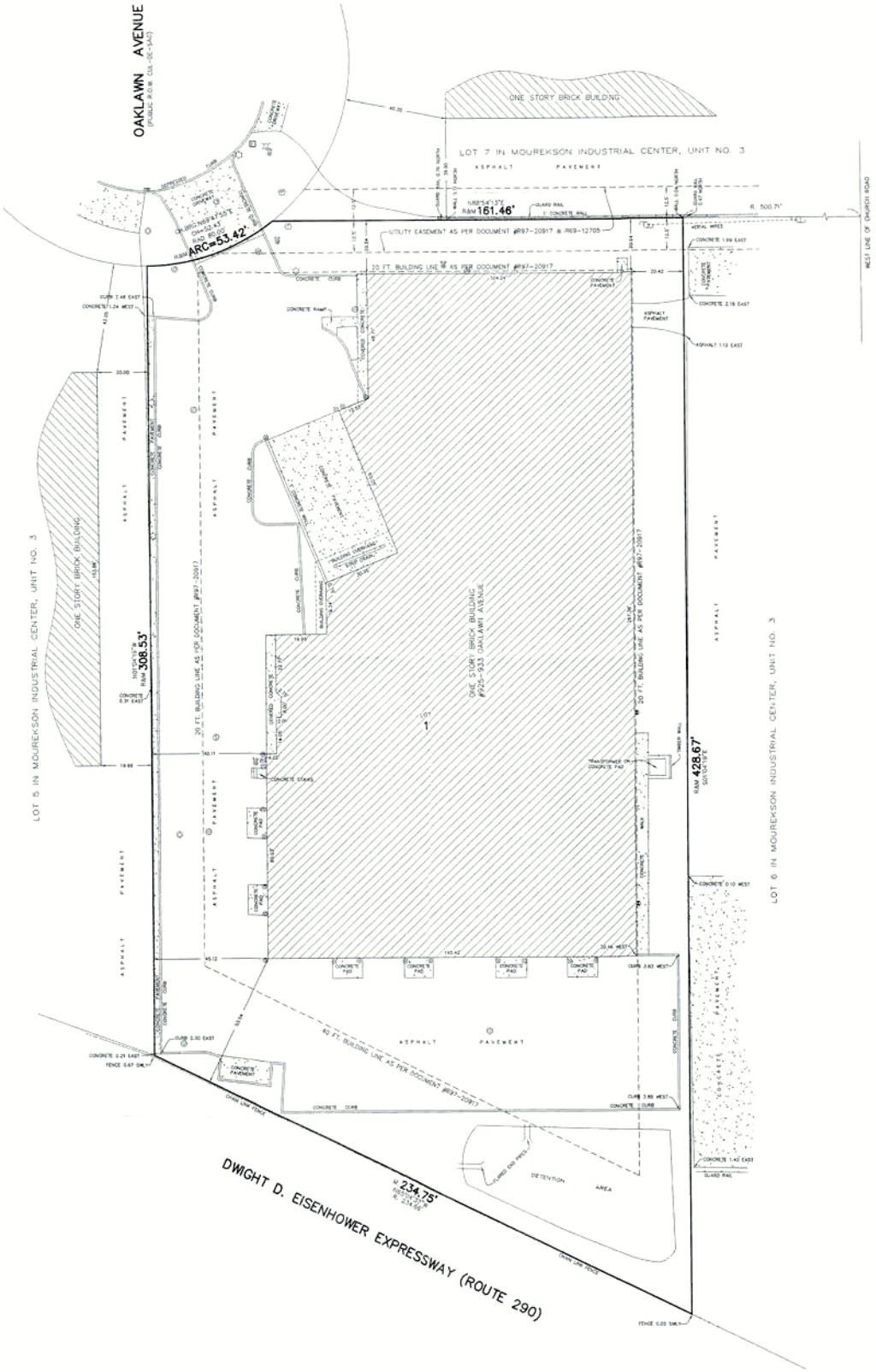
- For Sale: 33,087 SF, includes 2,800 SF
- For Lease:
  - Option 1: 33,087 SF; 2 exterior docks, 8 grade level doors, 2,800 sf office
  - Option 2: 18,987 SF; 1 exterior dock, 2 grade level doors, 1,800 sf office
  - Option 3: 14,100 SF; 1 exterior dock, 6 drive-in doors, 1,000 sf office
- Site Size: 1.81 acres
- Ceiling Height: 18' clear
- Loading: 2 exterior docks with levelers, 8 drive-in doors
- Car Parking: 50 spaces
- Zoning: I-2
- Power: 800 amps @120/208v
- Year Built: 1993
- Sale Price: $5,555,5555
- Lease Rate: Subject to Offer
- Low DuPage County taxes - $58,901.30
- Close proximity to I-290 & Route 83 full interchange
- Heavy parking with potential for outside storage
- New roof with warranty
- User/Investor opportunity

Site Plan

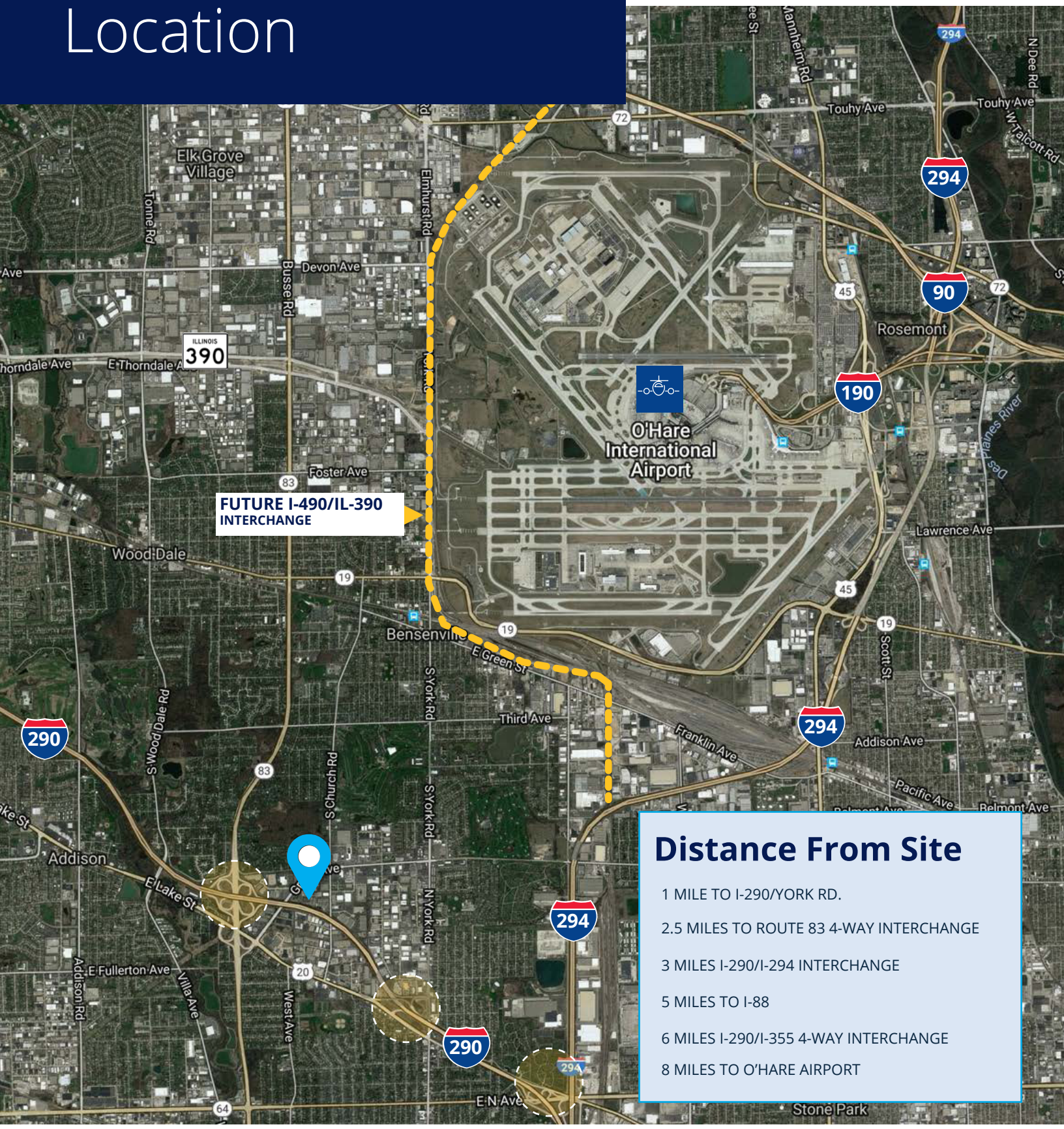


	UNIT 925	UNIT 933	UNIT 925 & Unit 933 COMBINED
UNIT SIZE	14,100 SF	18,987 SF	33,087 SF
OFFICE SIZE	1,000 SF	1,800 SF	2,800 SF
LOADING	1 exterior dock with leveler 6 drive-in doors	1 exterior dock with leveler 2 drive-in doors	2 exterior docks with levelers 8 drive-in doors
CAR PARKING	20 cars	30 cars	50 cars
FEATURES	Triple catch basin Floor drains in warehouse	Epoxy sealed floors	Epoxy sealed floors

Site Plan


OAKLAWN AVENUE
ONE STORY BRICK BUILDING
LOT 7 IN MOUREKSON INDUSTRIAL CENTER, UNIT NO. 3
ASPHALT PAVEMENT
UTILITY EASEMENT AS PER DOCUMENT #87-20917 & #69-12705
20 FT. BUILDING LINE AS PER DOCUMENT #87-20917
ARC=53.42'
RAD 161.46'
R. 500.71'
WEST LINE OF CHURCH ROAD
ONE STORY BRICK BUILDING #9225-933 OAKLAWN AVENUE
LOT 1
RAD 308.53'
RAD 428.67'
LOT 5 IN MOUREKSON INDUSTRIAL CENTER, UNIT NO. 3
LOT 6 IN MOUREKSON INDUSTRIAL CENTER, UNIT NO. 3
40 FT. BUILDING LINE AS PER DOCUMENT #87-20917
DETENTION AREA
234.75'
DWIGHT D. EISENHOWER EXPRESSWAY (ROUTE 290)

Location



Distance From Site

1 MILE TO I-290/YORK RD.

2.5 MILES TO ROUTE 83 4-WAY INTERCHANGE

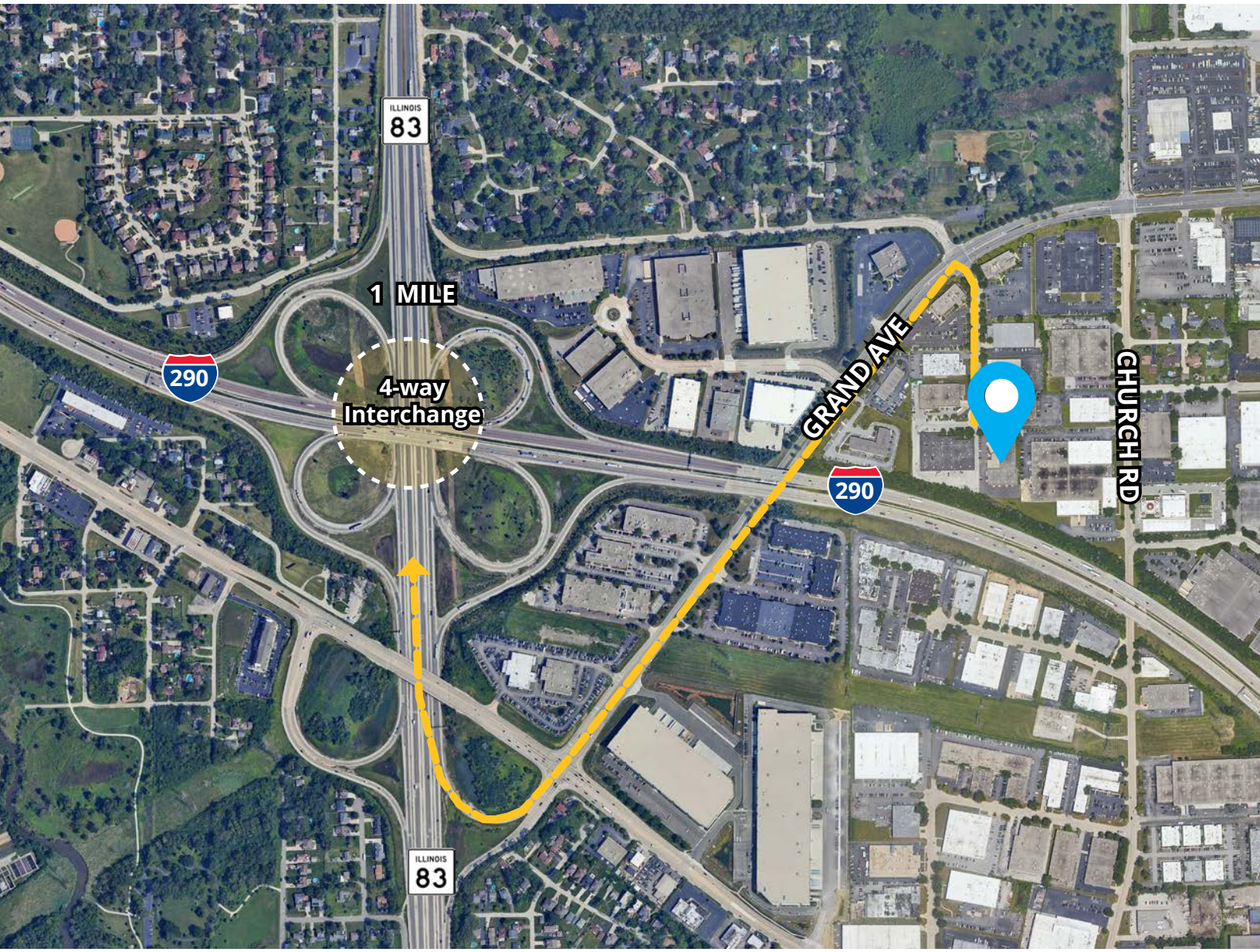
3 MILES I-290/I-294 INTERCHANGE

5 MILES TO I-88

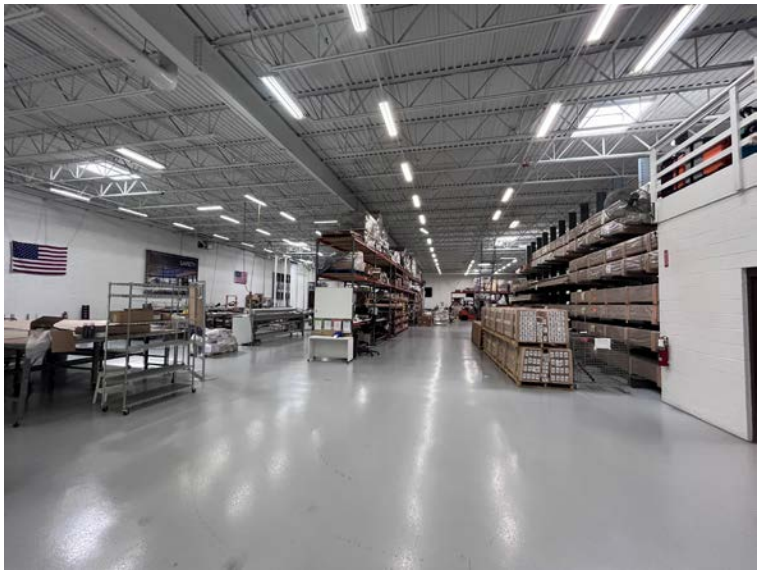
6 MILES I-290/I-355 4-WAY INTERCHANGE

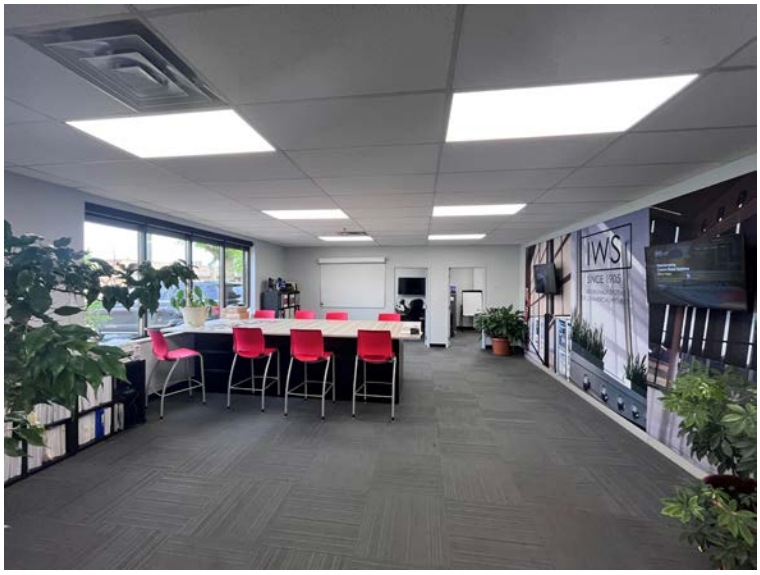
8 MILES TO O'HARE AIRPORT

Location


ILLINOIS
83
1 MILE
290
4-way
Interchange
GRAND AVE
290
CHURCH RD
ILLINOIS
83

Photos







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