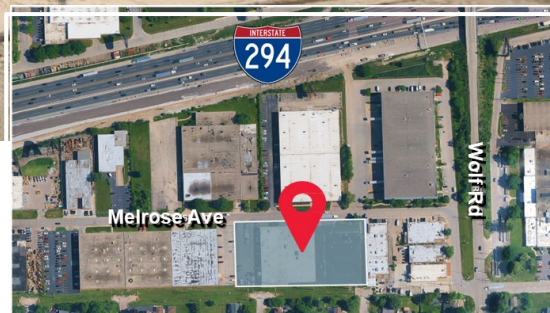


37,798 SF ON 2.47 ACRES – CLOSE PROXIMITY TO I-294 / O'HARE

11241 MELROSE AVE, FRANKLIN PARK, IL



For Lease

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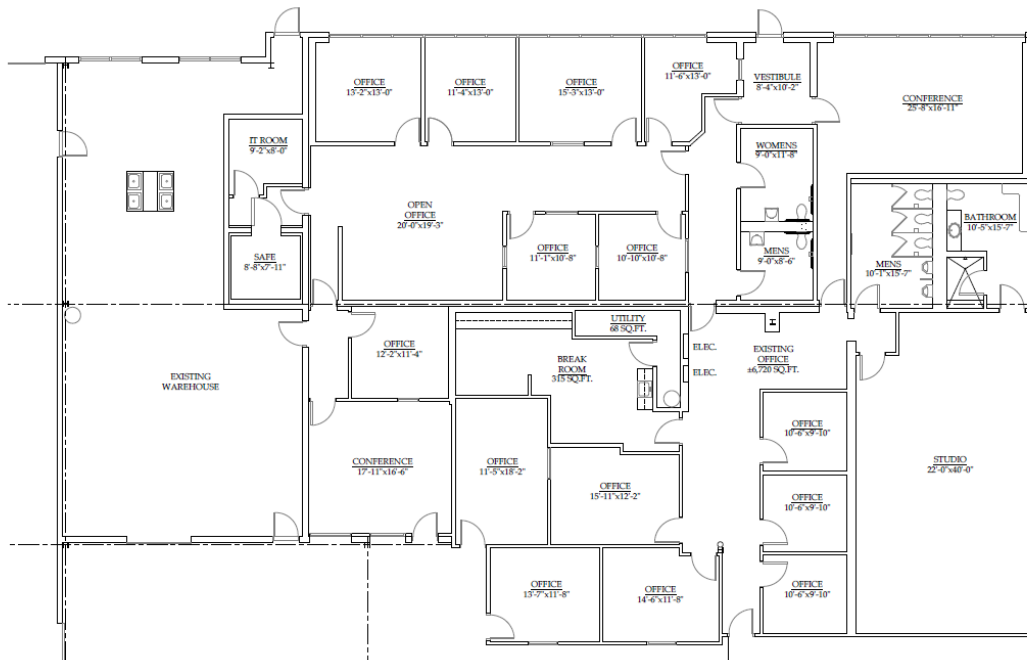
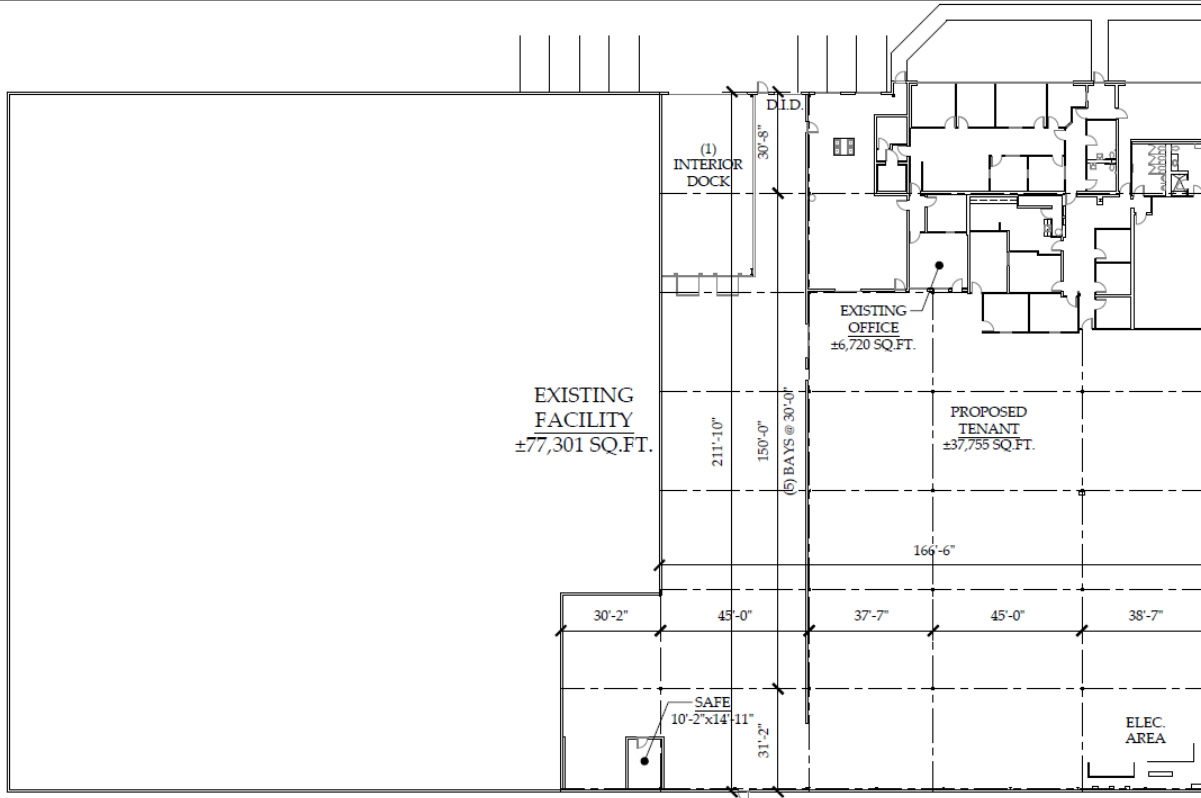
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PROPERTY FEATURES

- Available Size: 37,798 SF (Total Building 77,301 SF)
- Site Size: 2.47 acres
- Office Size: Approximately 6,720 SF existing office (can be reduced)
- Former Food Grade Facility
- Ceiling Height: 14' clear
- Loading: 2 interior loading docks, 1 drive-in door
- Parking: 72 cars (full building)
- Zoning: I-2
- Power: 2000 amps 277/480v 3 phase; 800 Amps 120/240v 3 phase
- Sprinkler System: Wet
- Bays: 30' x 30'
- Less than 2 miles to I-294 interchange and O'Hare International Airport
- \$4.50 R.E. Taxes (2026 Estimate); \$0.76 CAM; \$0.32 Insurance
- **Lease Rate: Subject to Offer**

MELROSE AVENUE



OFFICE:
±6,720 SQ.FT.
11241 MELROSE AVENUE, FRANKLIN PARK, IL

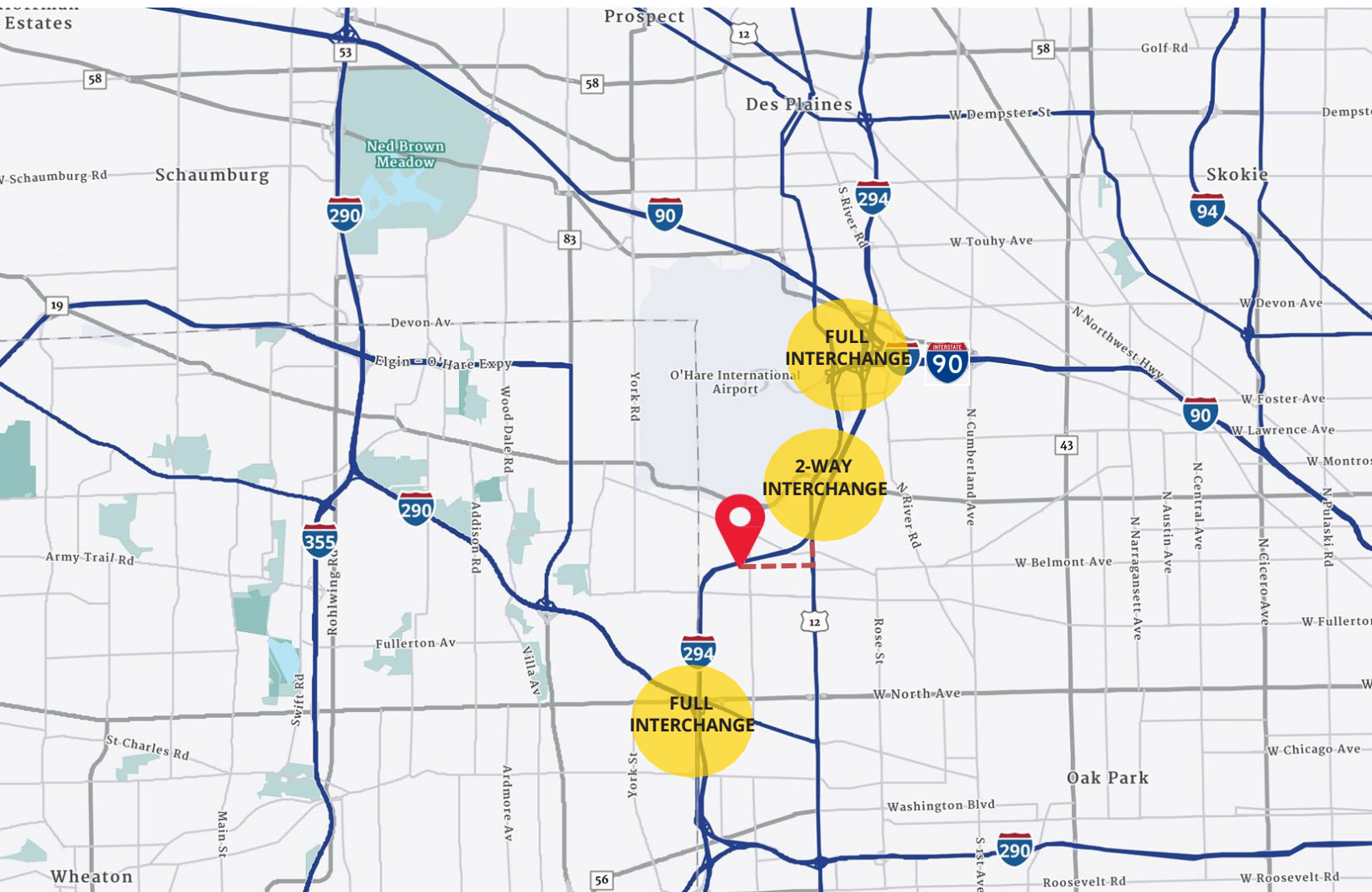
NOVEMBER 26, 2020 #20483
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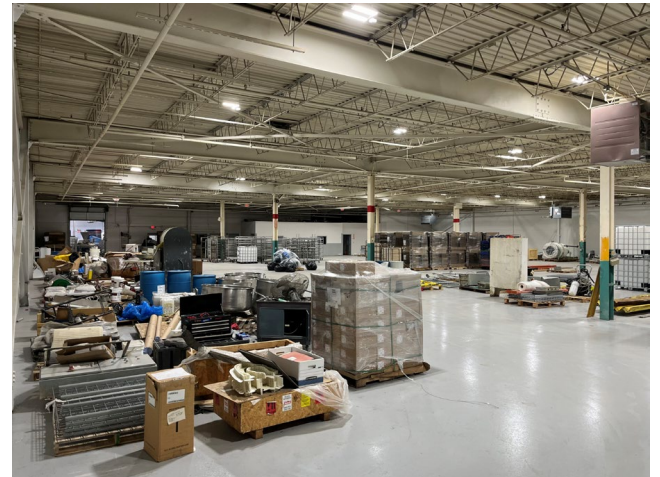
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AVAILABLE FOR LEASE | 11241 MELROSE AVENUE | FRANKLIN PARK, IL

PICTURES



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