

# 1325 N. 31st Ave., Melrose Park, Illinois



2845 W. 48th Pl. • Chicago, Illinois 60632  
773.254.0888 Phone • 773.254.0885 Fax  
www.chicagoindustrialre.com

## Property Specifications

### Main Building:

Size: 22,048 sq. ft.  
Office: 1,734 sq. ft.  
Truck Docks: 1 interior  
Drive in Doors: 6 - 14' x 12'  
Ceiling Heights: 13'-15'  
Bay Size: 50' x 20'  
Power: 800 Amps

### Garage Building:

Size : 7,013 sq. ft.  
Office Trailer: 396 sq. ft.  
Truck Docks: 1 Exterior  
Drive in Doors: 2 - 14' x 14'  
Ceiling Heights: 19'  
Bay Size: Clear span  
Power: 400 Amps

Total Land Size: 3.48 Acres

Zoning: G (Industrial District)

Taxes: \$74,913 (2014)

Sale Price: \$1,495,000

Lease Price: \$4.75 Net

## *For Sale or Lease - 29,457 sf. on 3.48 Acres*



**Matt Rogatz, SIOR**  
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Direct - 773.254.9555  
Cell - 773.719.4441

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*For Sale or Lease - 29,457 s.f. Warehouse/Garage with Large Fenced Parking Lot*

## Contact

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Professional Affiliations...

