

For more information contact:

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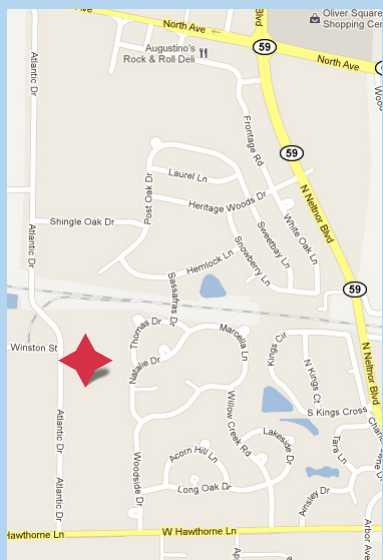
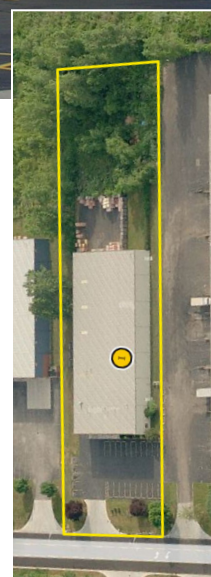
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**FREE-STANDING  
INDUSTRIAL**



### 1185 Atlantic Drive, West Chicago, Illinois

- Free-standing building located in DuPage County, very clean
- Owner financing available
- Near DuPage Airport, Rt 59, 64, 38, access to I-88 and I-90
- Large land-site with paved area behind building
- Nice and bright office and showroom
- Decked storage in warehouse
- NNN Lease term



Space Available:	19,400 SF
Total Building Size:	19,400 SF
Acres:	1.76
Present Offices:	2,200 SF
Description:	Free-Standing Industrial
Ceiling Height:	22'
Parking:	26
Loading:	2 Interior Docks/2 Drive-in Doors
Year Built:	1994
Power:	325 Amp/3-Phase
Sprinklers:	Yes
Zoning:	M
Heat:	Gas Forced Air/Office A/C
Sale Price:	\$1,125,200.00 (\$58 SF)
Montly Rent:	\$7,275.00 Net
Tax/Operating Expense:	2012 Actual Tax \$1.47/SF



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