

**385 WEGNER DR.**  
**WEST CHICAGO, ILLINOIS 60185**

**24,483 SF**  
**BUILDING**  
**FOR**  
**SALE/LEASE**

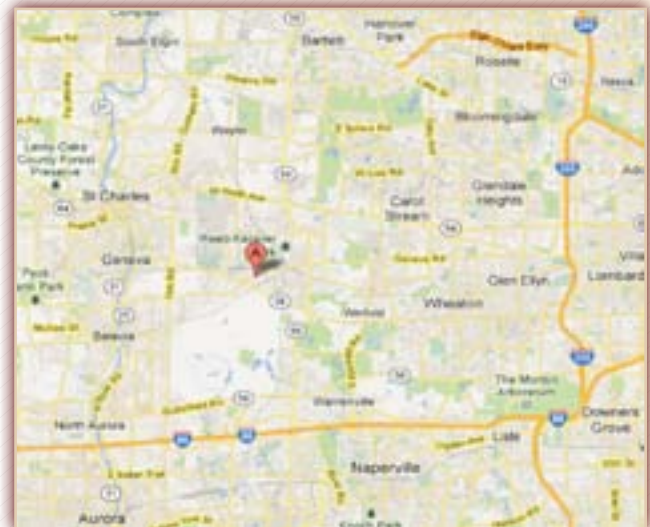
**PRICE REDUCTION!**



### **Building Specifications:**

SIZE:	24,483 SF
OFFICE:	4,000 SF
DRIVE IN DOORS:	1 (12'x14')
DOCK:	2 INTERIOR
CEILING HEIGHT:	20' CLEAR
CAR PARKING:	35
POWER:	400 AMP/480 V
SPRINKLERS:	YES
SALE PRICE:	<del>\$1,599,000</del> \$1,493,463 (\$61/SF)
LEASE PRICE:	\$6.75 PSF MOD. GROSS

**COMMENTS:**  
HIGH IMAGE FREE STANDING BUILDING. TRAINING ROOM, PRODUCTION AREA, HIGH CEILINGS, HEAVY POWER. IDEAL FOR A VARIETY OF USES.



\*NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY OF THE FOREGOING INFORMATION. TERMS AND AVAILABILITY ARE SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

**Contact Mike Antonelli or  
Gay Crain, CCIM Today!**



[mantonelli@browncommercialgroup.com](mailto:mantonelli@browncommercialgroup.com)  
[gcrain@browncommercialgroup.com](mailto:gcrain@browncommercialgroup.com)

**847.758.9200**

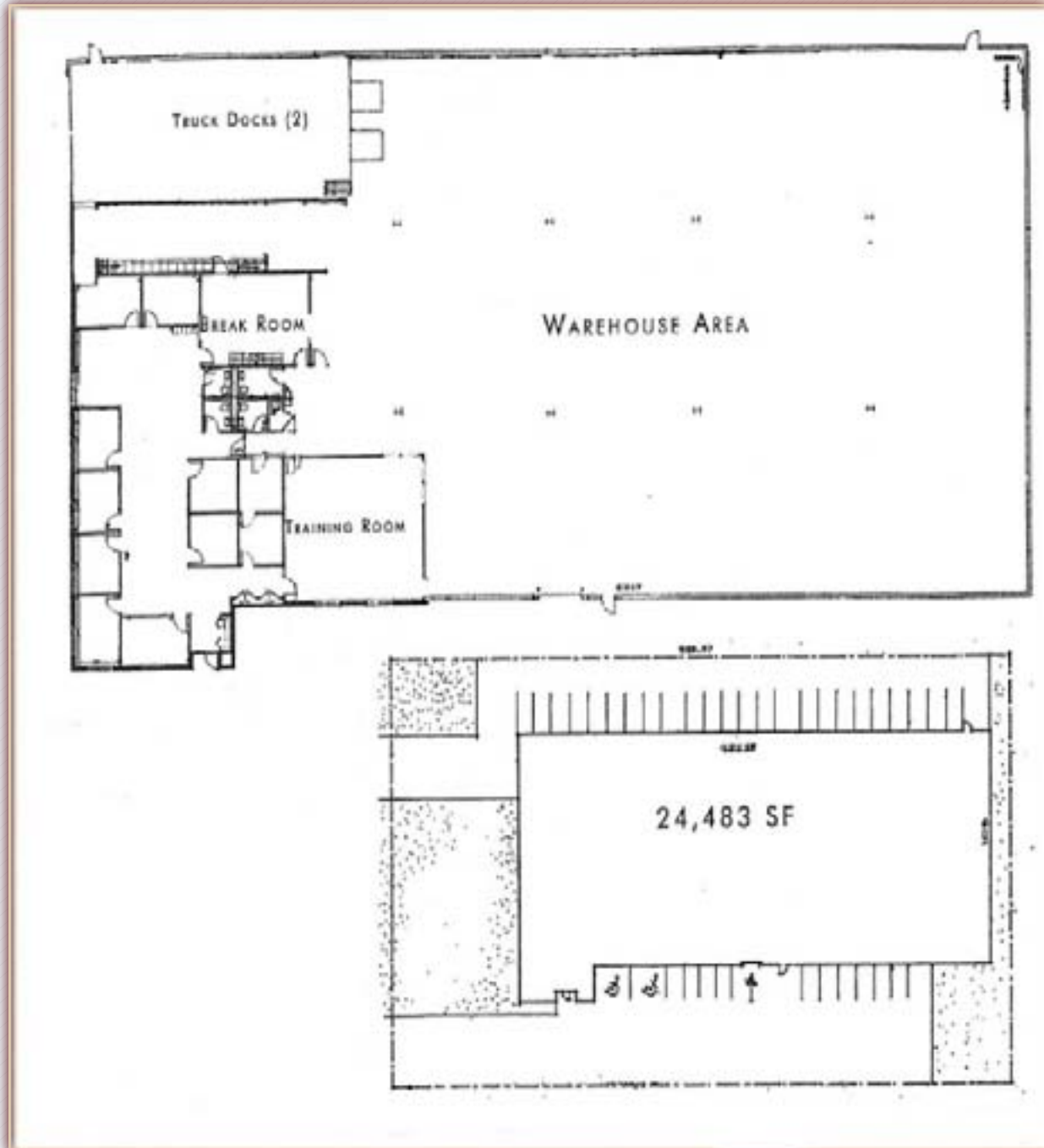
1550 Higgins Road,  
Suite 118  
Elk Grove Village,  
IL 60007



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