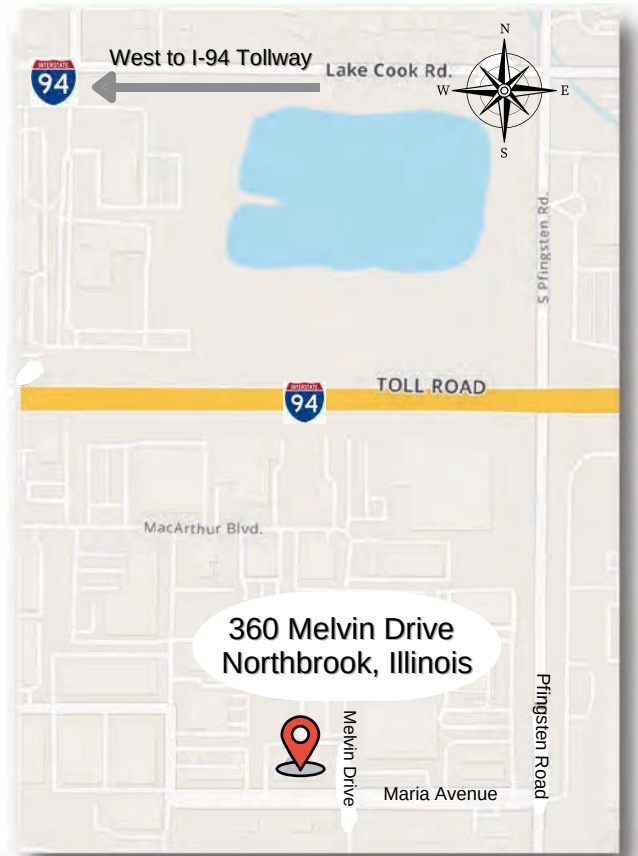


INDUSTRIAL

For Sale or Lease – 16,670 Sq. Ft. Industrial or Flex Facility 360 Melvin Drive Northbrook, IL



Available: 16,670 Sq. Ft.
Building Size: 16,670 Sq. ft.
Land Area: 1.14 Acres
Office Area: 6,310 Sq. Ft.
Year Built: 1983 With Addition in 1986
Description: Masonry – Brick and Block
Heat: Gas Fired Unit Heaters
Docks: One (1) Exterior Dock
Drive-In Doors: One (1) 8' x 10'
Parking: 30 Spaces, Including 1 Handicapped
Power: 400 Amps 120/208 Volts 3PH 4W
Ceiling Height: 17' Clear
Column Spacing: 33' x 35"
Sprinkler System: Standard Response Wet System
Real Estate Taxes: \$3.78 per Sq. Ft. (2022 Actual)
Lease Price: \$22,250 per Month Modified Gross
Sale Price: \$1,995,000 (\$119/SF)
Remarks: Prime location near I-94 Tri-State Tollway, Route 43 and Route 41. Corner lot with highly visible monument sign for company name and logo. Well maintained facility. Security system, LED light fixtures throughout, executive office with full bathroom and landscaped courtyard. Large picture windows throughout office areas. Occupancy in 60-90 days.



Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.



www.tristaterealty.com

CONTACT: Robert Elbrecht

847.360.1375 sales@tristaterealty.com

P.O. Box 7860 Gurnee, Illinois 60031 (847) 360.1375

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INDUSTRIAL

360 Melvin Drive Northbrook, IL
Building Photos



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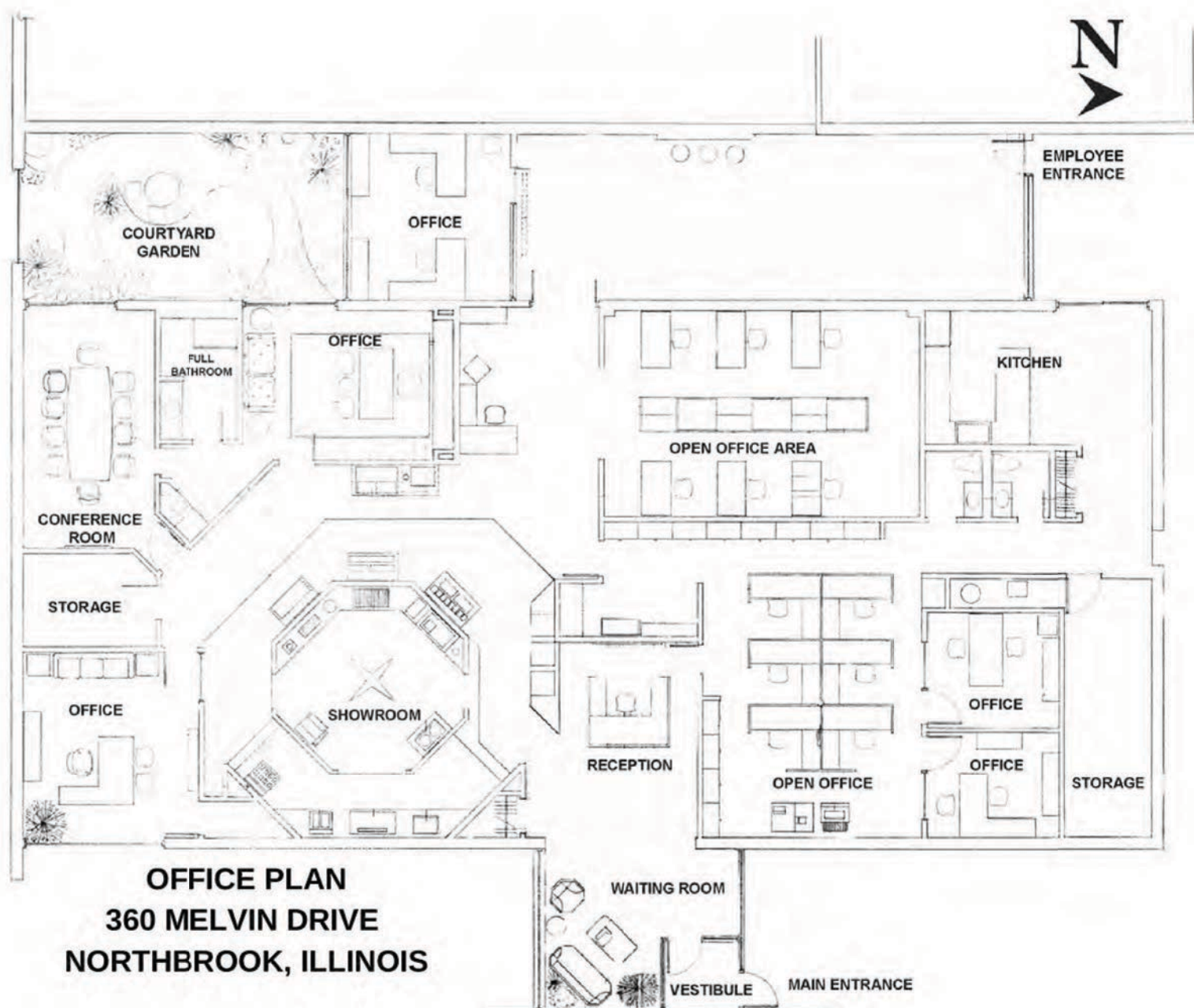
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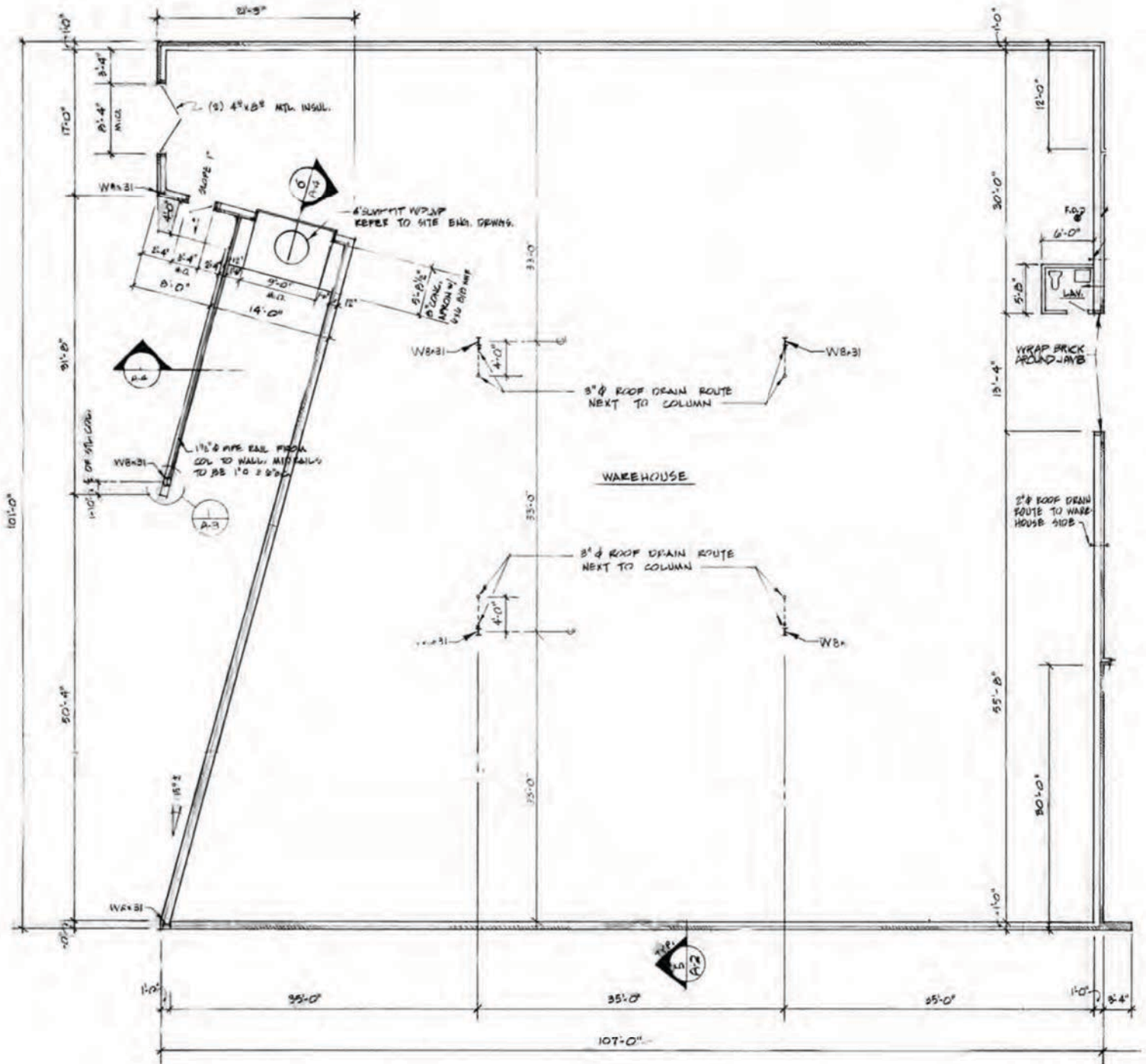
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WAREHOUSE FLOOR PLAN
360 Melvin Drive Northbrook, Illinois



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190.0

10 FT EASEMENT FOR PUBLIC UTILITIES & DRAINAGE

2

CONCRETE FOUNDATION

1 STORY BRICK BUILDING

45 FT BUILDING LINE

30 FT BUILDING LINE

266.0

39.27

R=25.0

conc.

curb

LINE

LINE

conc.

curb

291.0

165.0

77.17

77.18

54.97

45.51

45.44

45.43

0.97

1.0

29.02

3.44

4.17

29.02

14.98

14.01

39.89

50.49

12.04

0.99

3.34

0.98

14.02

3.79

1.0

27.30

5.97

0.98

18.0

21.03

79.50

1.0

111.0

45.26



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