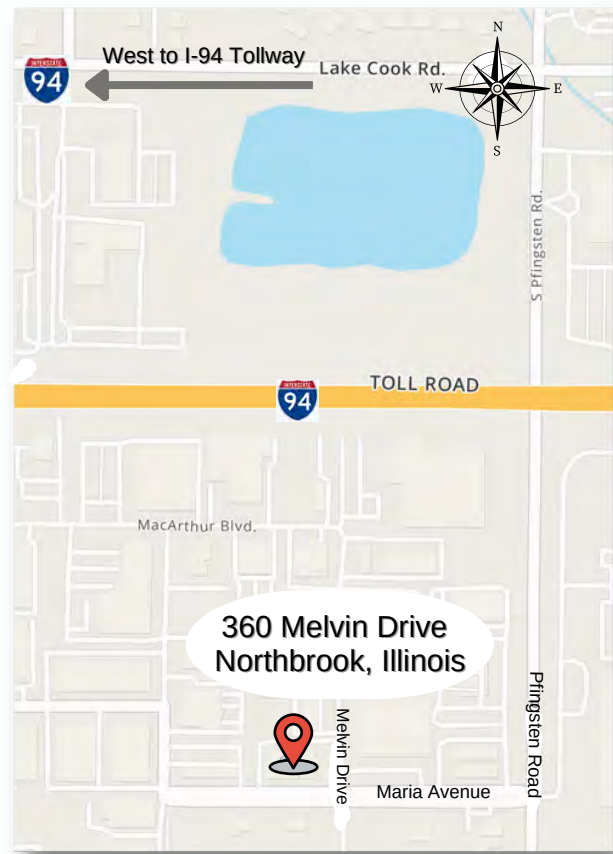


INDUSTRIAL

**For Sale – 16,670 Sq. Ft. Industrial/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: 6,132 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: \$3.32 per Sq. Ft. (2023 Actual)
Expenses: \$0.90 per Sq. Ft. (2024 Actual)
Sale Price: \$1,795,000 (\$107/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, reception, showroom, multi-purpose room, 8 offices, conference room, 4 bathrooms including a full bathroom in executive office and landscaped courtyard. Large picture windows throughout office areas. Occupancy in 30 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 Prices subject to change and listing may be withdrawn without notice.

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TSR

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35 Years of Success

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847.360.1375 sales@tristaterealty.com
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Licensed in Illinois and Wisconsin

INDUSTRIAL

Building Photos 360 Melvin Drive Northbrook, IL



Reception Area



Executive Office



Conference Room



Office



Warehouse



Loading Dock

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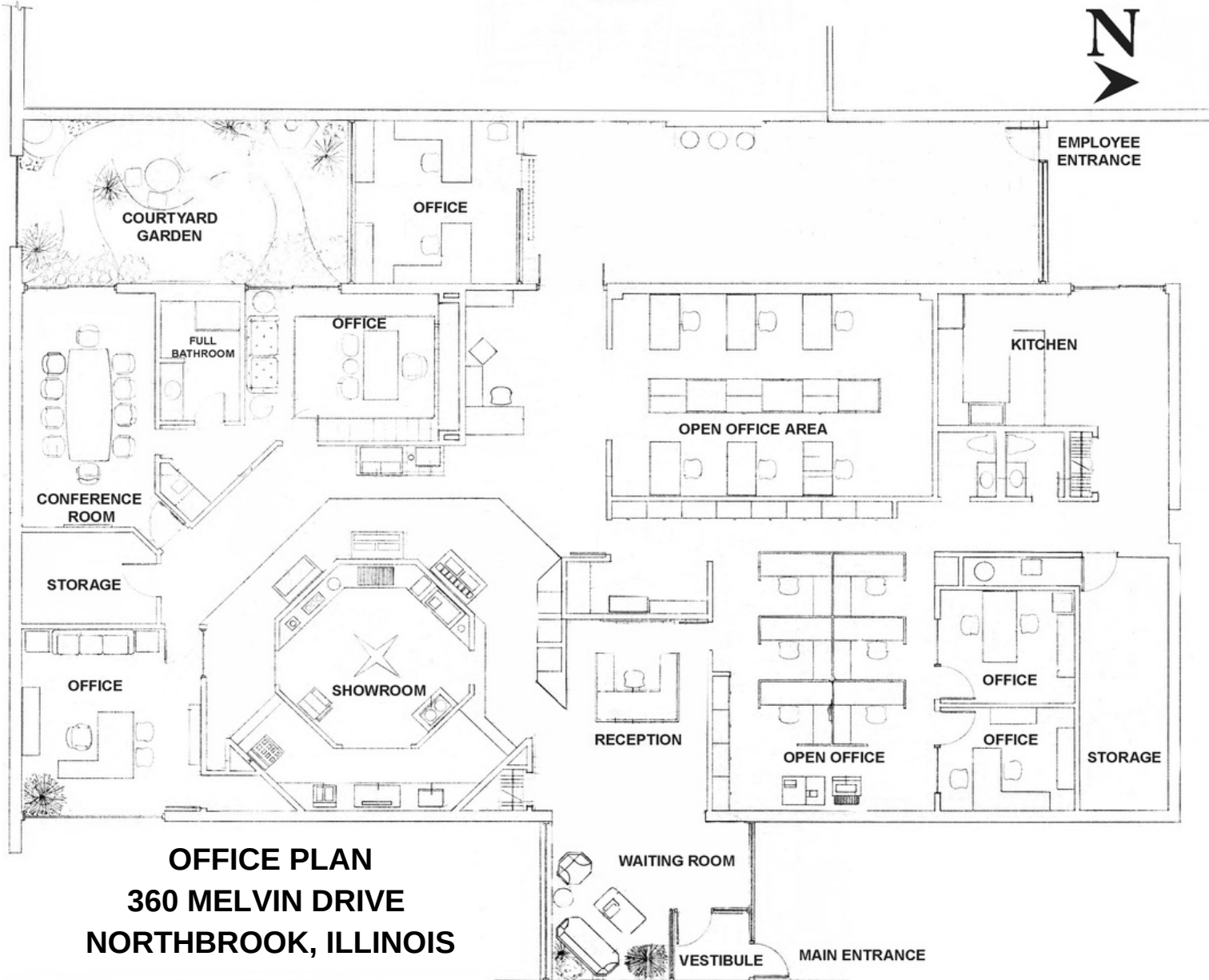


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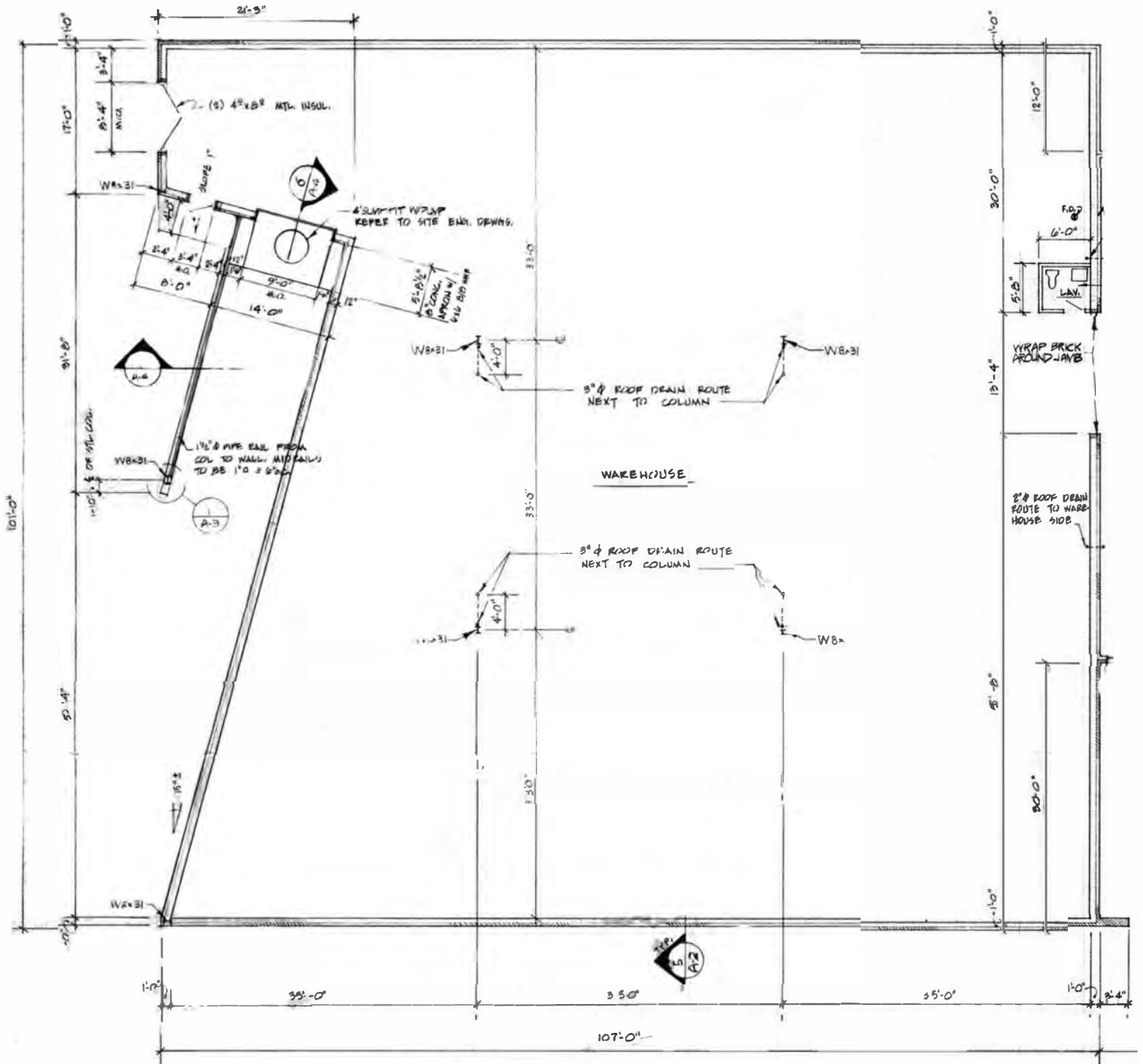
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WAREHOUSE FLOOR PLAN
360 Melvin Drive Northbrook, Illinois



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10 FT EASEMENT FOR PUBLIC UTILITIES & DRAINAGE

190.0

2

107.03

18.0

21.03

79.50

1.0

111.0

45.26

45 FT BUILDING LINE

CONCRETE FOUNDATION

120.4

14.98

0.99

34.3

8.86

50.49

3.34

0.98

39.89

5.97

0.98

14.01

27.30

14.02

3.79

1.0

43.83

3.50

1.0

77.17

77.18

54.97

29.02

4.17

3.44

29.02

14.98

0.97

1.0

45.49

45.44

45.51

39.27

R=25.0

266.0

165.0

30 FT BUILDING LINE

curb

conc.

The logo for Tri State Realty (TSR) is a teal-colored inverted triangle. Inside the triangle, the words "TRI STATE REALTY" are written in a white, sans-serif, all-caps font. Below this, the letters "TSR" are written in a large, bold, white serif font with a black outline.

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