

±155,000 SQUARE FEET FOR SALE

13543 S ROUTE 30 PLAINFIELD, ILLINOIS 60544



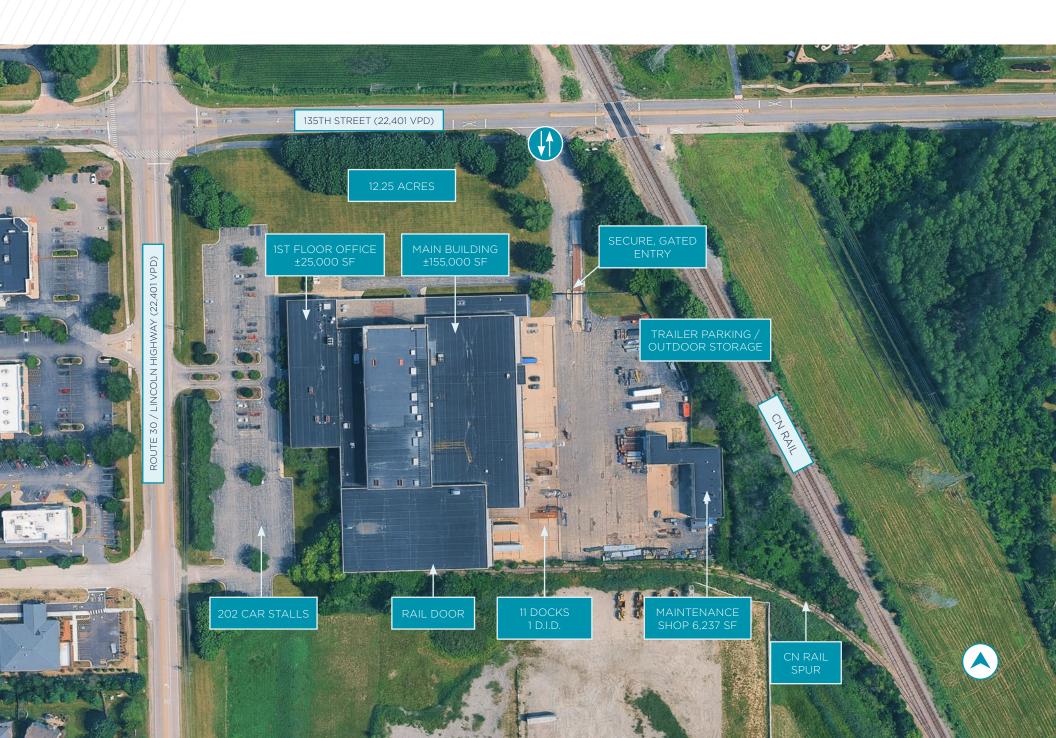
PROPERTY FEATURES

Main Building Size:	Approximately 155,000 SF
Maintenance Shop:	6,237 SF
Main Building Footprint:	110,460 SF
First Floor Office:	Approximately 25,000 SF
Second Floor:	Approximately 45,000 SF (office & mezzanine)
Third Floor:	Mechanical / boiler room
Site Area:	12.25 acres
Clear Heights:	19'; 28'; 51'
Loading:	Eleven (11) exterior docks; one (1) drive-in door
Parking:	202 car parking stalls
Year Built:	1992
Power:	2 transformers, delivering 2500kVA each
Rail:	CN service potential
Other:	Truck scale
Sprinkler:	Fully sprinklered
Taxes (2024):	\$83,062.42 (\$0.68 PSF)
Asking Sale Price:	\$10,185,000

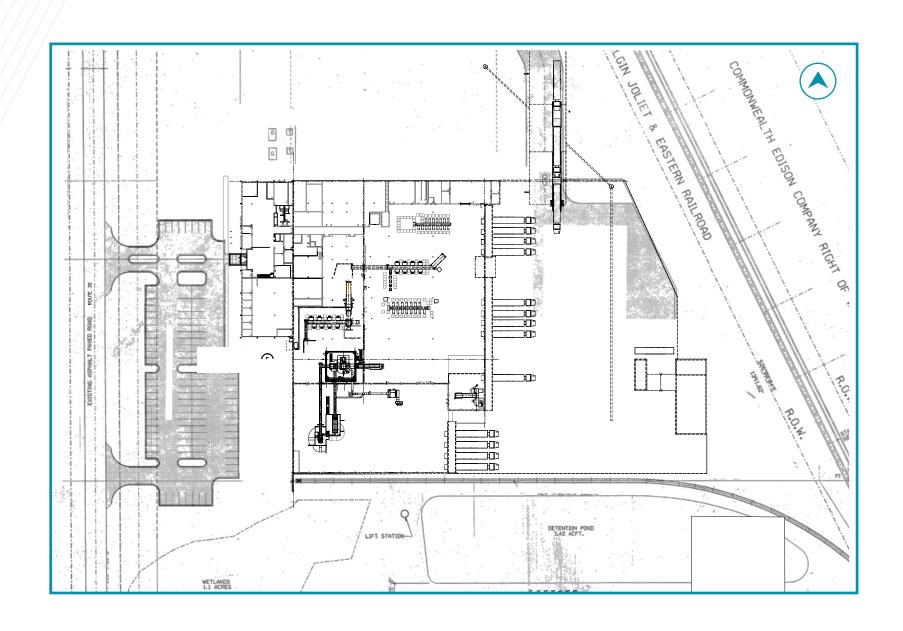




AERIAL VIEW



SITE PLAN





CONTACT

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