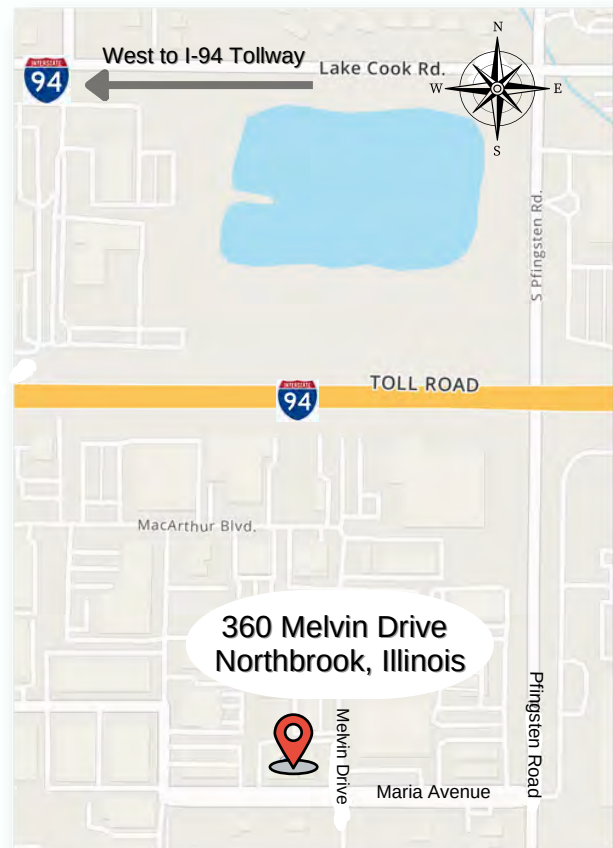


INDUSTRIAL

**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: 6,310 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: \$3.32 per Sq. Ft. (2023 Actual)
Expenses: \$1.51 per Sq. Ft. (2023 Actual)
Sale Price: \$1,895,000 (\$113/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 the executive office and courtyard. 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 Prices subject to change and listing may be withdrawn without notice.



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

Building Photos 360 Melvin Drive Northbrook, IL



Reception Area



Executive Office



Conference Room



Office



Warehouse



Loading Dock

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Sprinkler System:	Standard Response Wet System
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Expenses:	\$1.51 per Sq. Ft. (2023 Actual)
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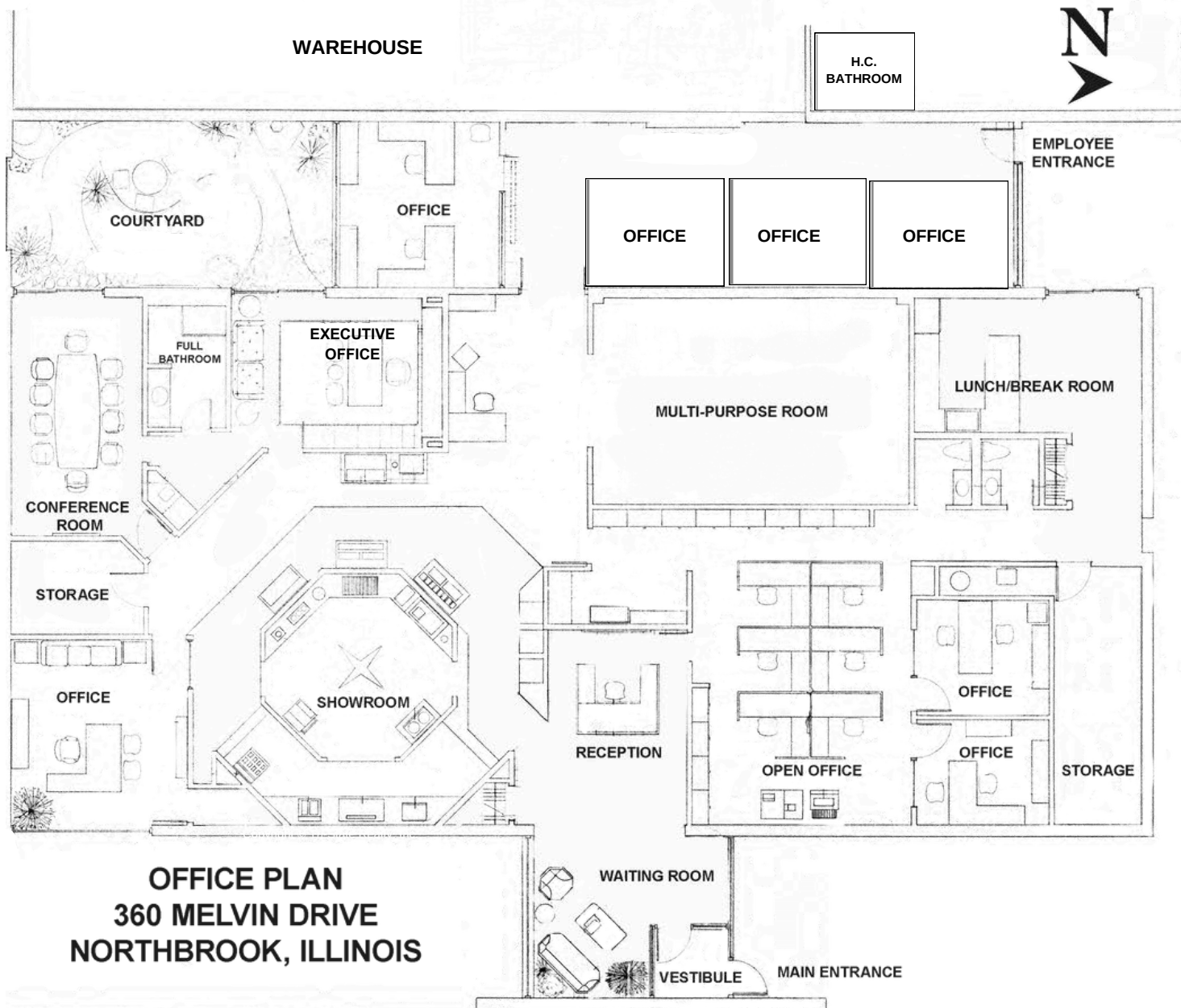
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**OFFICE PLAN
360 MELVIN DRIVE
NORTHBROOK, ILLINOIS**

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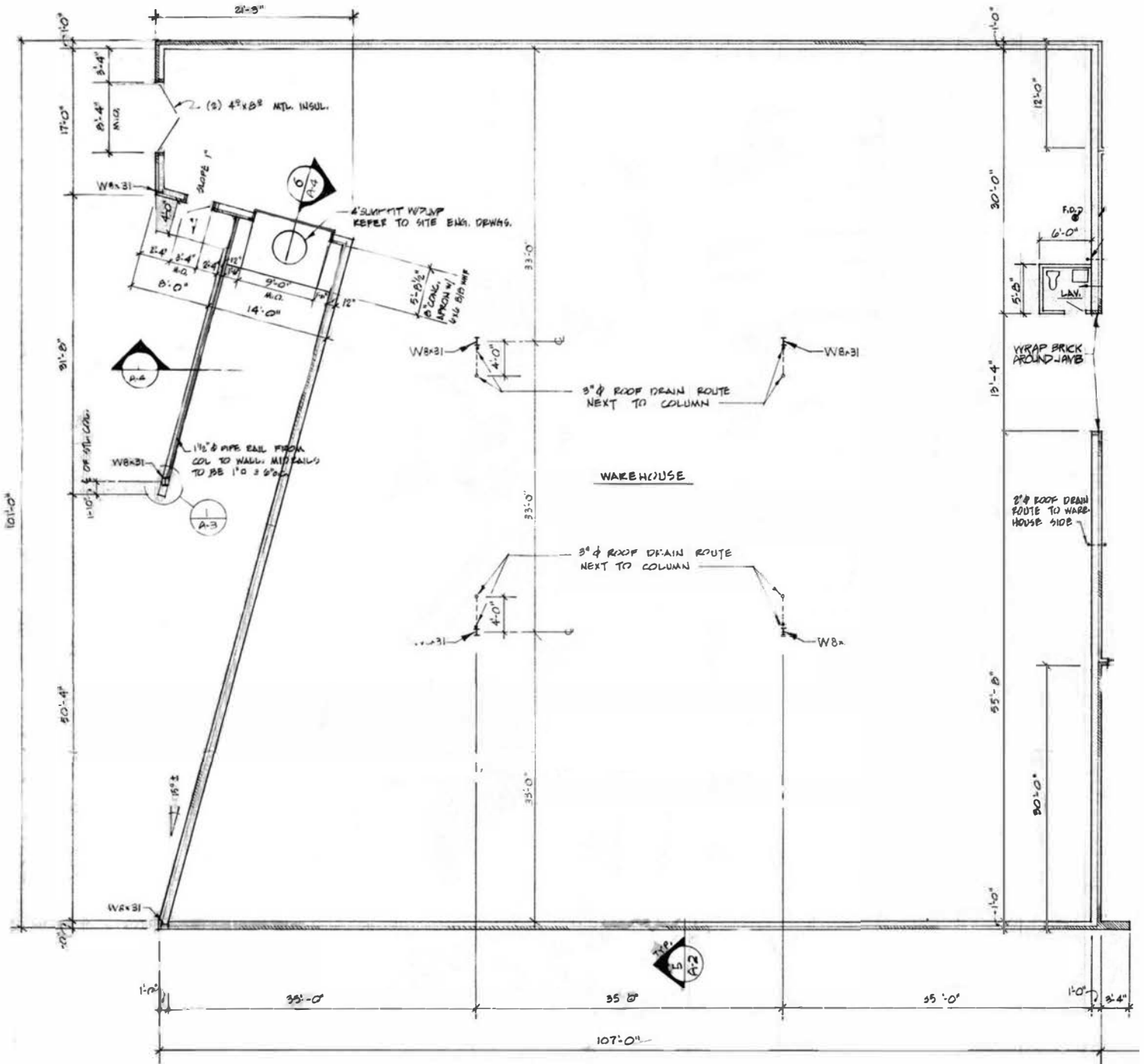
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WAREHOUSE FLOOR PLAN

360 Melvin Drive Northbrook, Illinois



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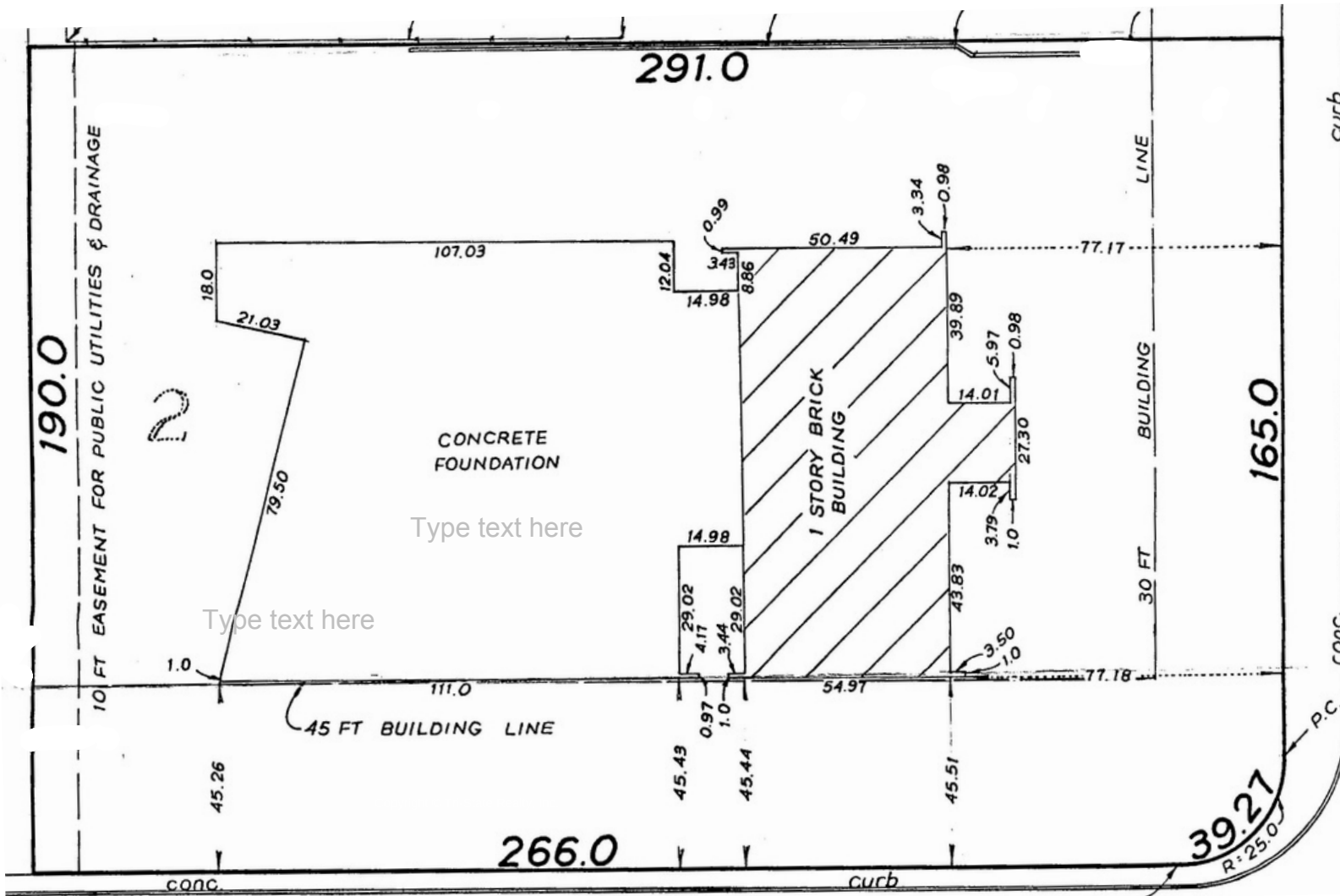
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PLAT OF SURVEY 360 MELVIN DRIVE NORTHBROOK, ILLINOIS



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