



FURNITURE IN PLACE & AVAILABLE FOR SALE

±20,250 SF OFFICE SPACE

FOR LEASE

5325 S. 9TH AVENUE | COUNTRYSIDE, IL 60525

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±20,250 SF OFFICE SPACE AVAILABLE

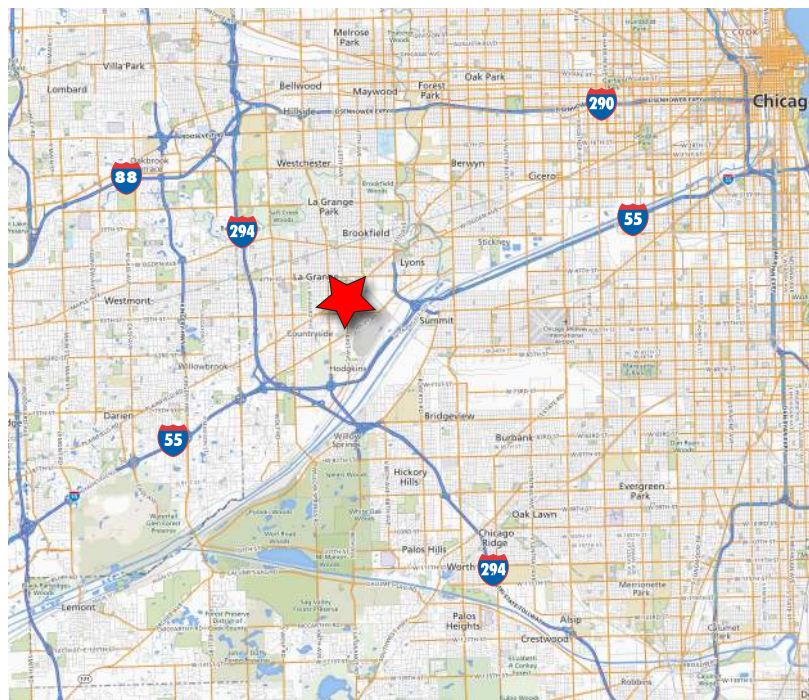
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SPECIFICATIONS

- Building Size: ±20,250 SF
- Land Area: 1.55 AC
- Office Area: ±18,000 SF
- Warehouse Area: ±2,250 SF
- Ceiling Height: 16' Clear
- Loading: 1 Interior Dock
- Construction: Brick/Masonry
- Year Built: 1988
- Power: 1600 Amps @ 480 Volts/3-Phase
- Parking: 82 Cars
- Heating: Gas Forced Air
- RE Taxes: \$4.06 PSF (2018)
- Insurance: \$0.29 PSF
- Lease Rate: \$11.95 PSF Net



HIGHLIGHTS

- Desirable location in Dansher Industrial Park
- Minutes to I-55 and I-290
- Gently used furniture available for purchase
- Extensive IT infrastructure in place with separate HVAC
- Newer roof top HVAC units
- Private offices with large windows and sidelights
- New roof in 2016 (20-year warranty)

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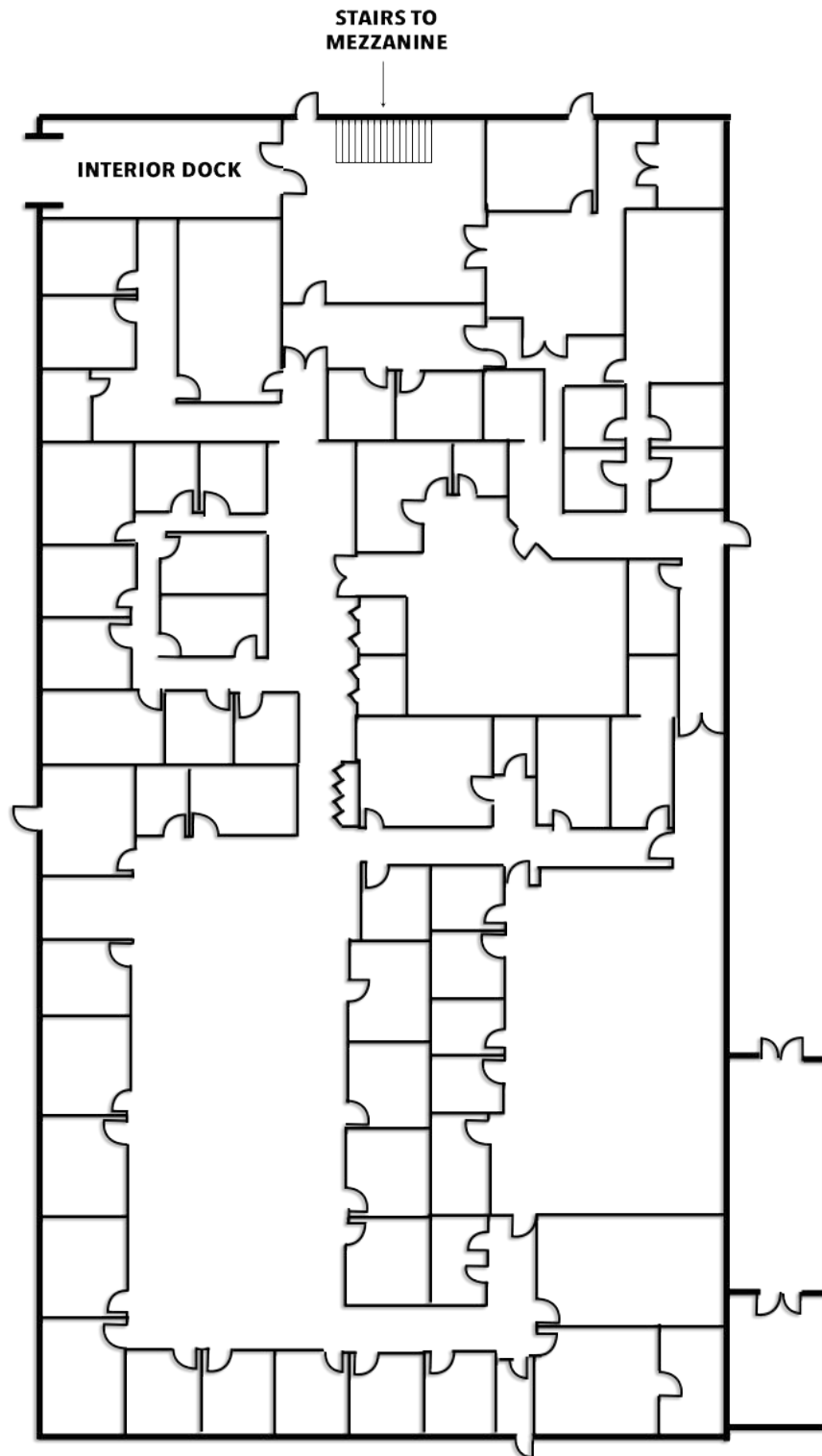
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FLOOR PLAN



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PROPERTY PICTURES

INTERIOR



EXTERIOR



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