

±20,250 SF
OFFICE
BUILDING
FOR LEASE

DIVISIBLE
TO
±10,000 SF

FORMER
LAB SPACE

NEWER
ROOFTOP
HVAC UNITS



TRANSWESTERN

REAL ESTATE
SERVICES

5325 S 9TH AVENUE

Countryside, IL 60525



SPECIFICATIONS

- Building Size: ±20,250 SF
- Divisible To: ±10,000 SF
- Land Area: ±1.55 AC
- Warehouse Size: ±2,250 SF
- Office Size: ±18,000 SF
- Ceiling Height: ±16'
- Loading: 1 Interior Dock
- Power: 1600A 480V 3PH
- Parking: ±82 Cars
- Year Built: 1988
- Construction: Brick/Masonry

- Heating: Gas Forced Air
- CAM PSF: TBD
- RE Taxes: \$2.24 PSF (2021 paid 2022)
- Lease Rate: STO

HIGHLIGHTS

- Former lab space with plumbing and ventilation infrastructure in place
- Desirable location in Dansher Industrial Park
- Extensive IT infrastructure in place with separate HVAC
- Private offices with large windows and sidelights

TERRI ALEXANDER, SIOR

Executive Vice President

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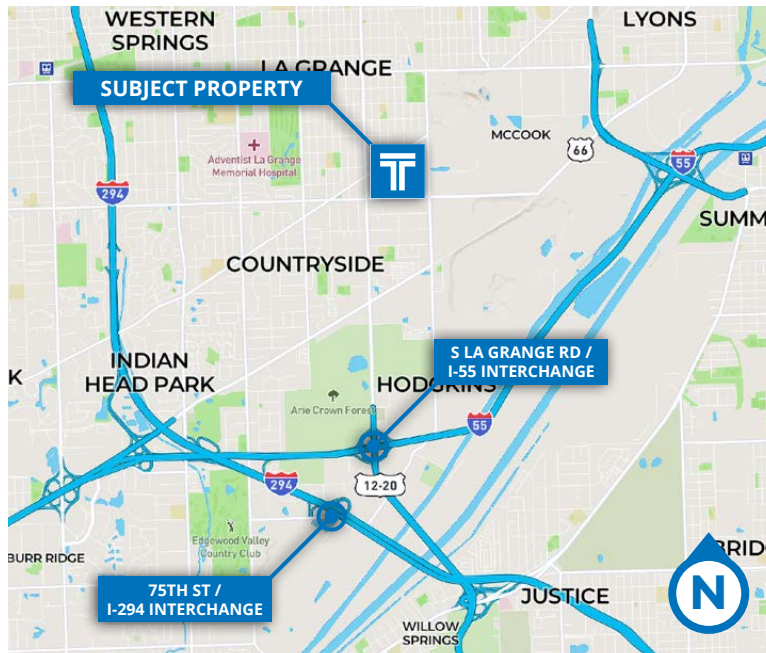


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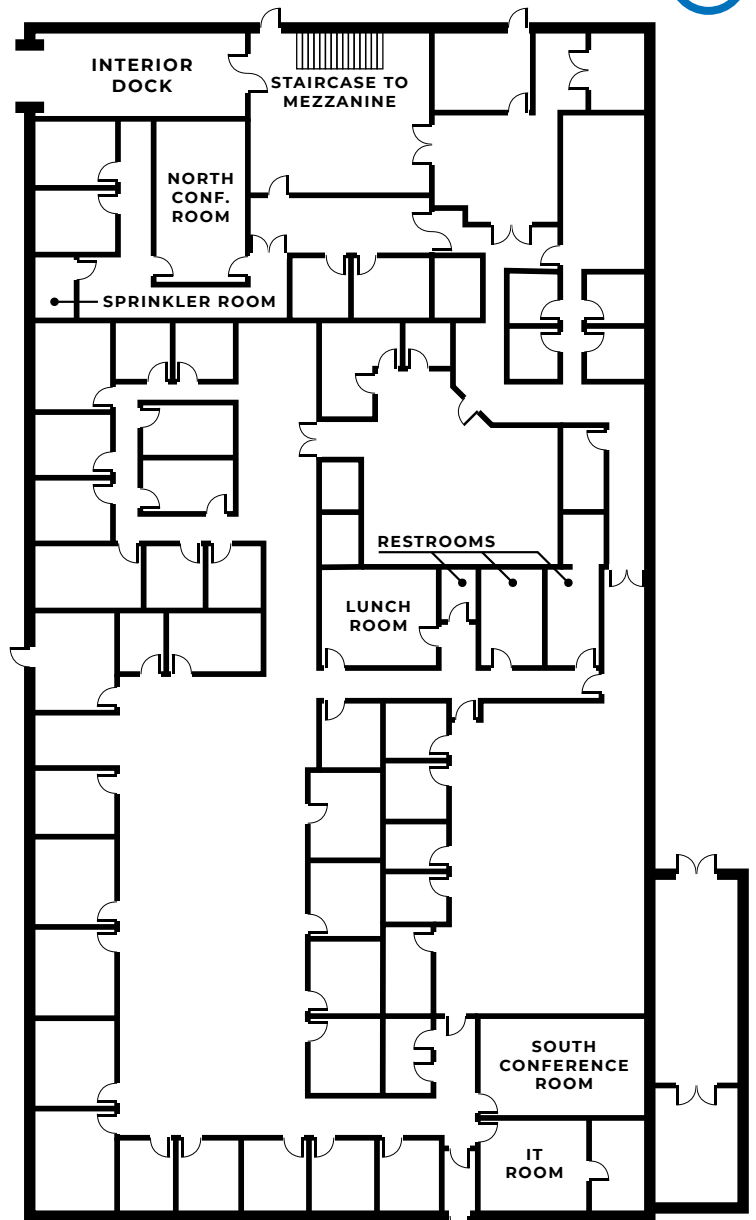
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EXISTING FLOOR PLAN



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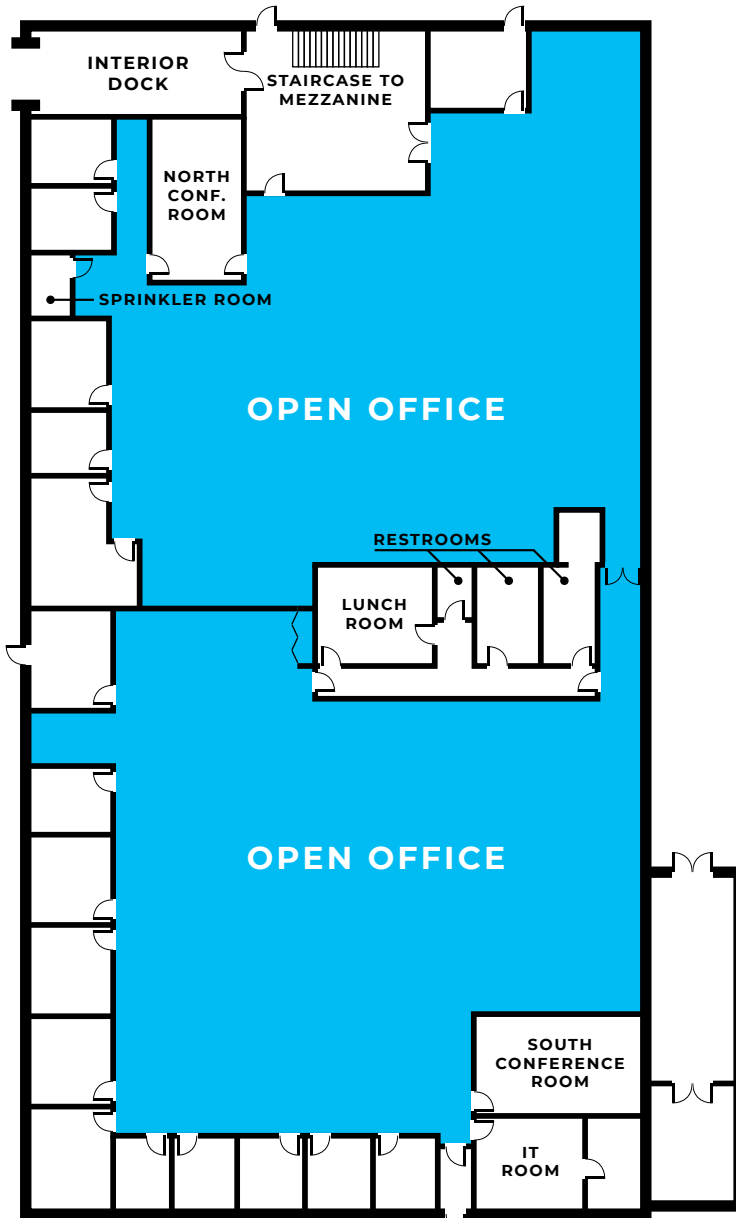
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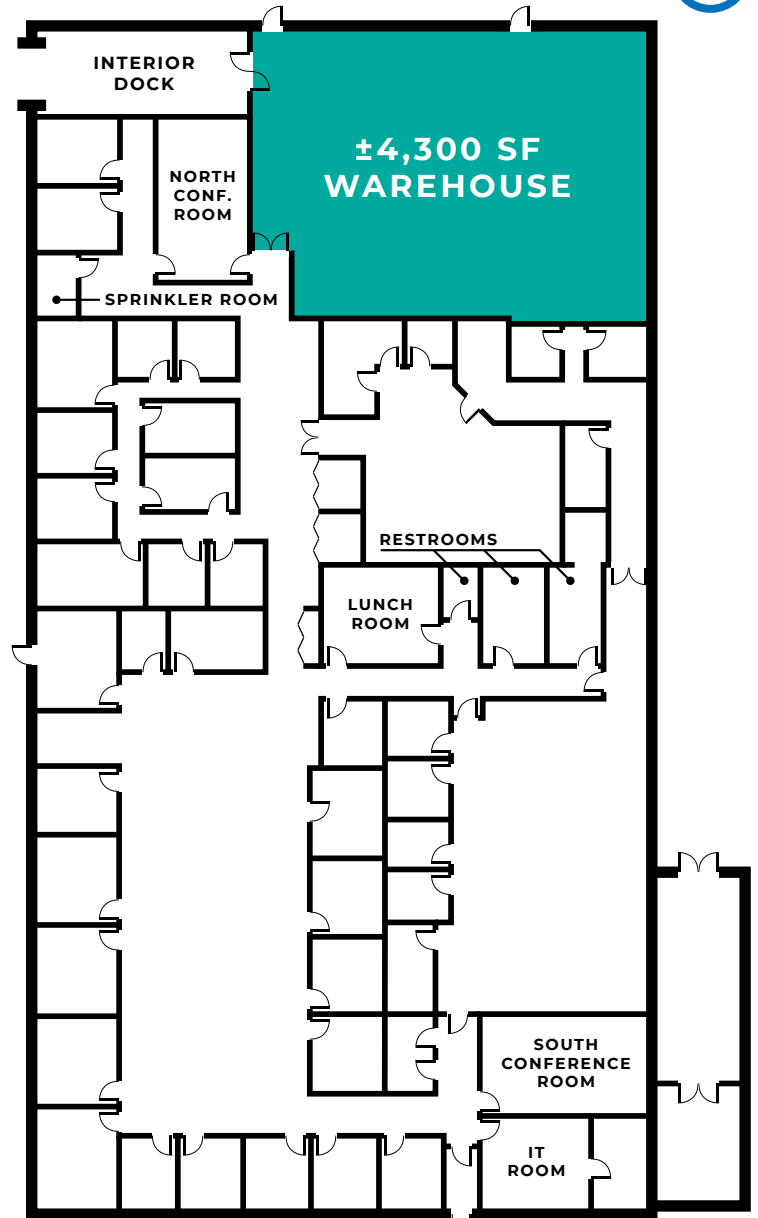
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OPEN OFFICE FLOOR PLAN OPTION



WAREHOUSE EXPANSION FLOOR PLAN OPTION



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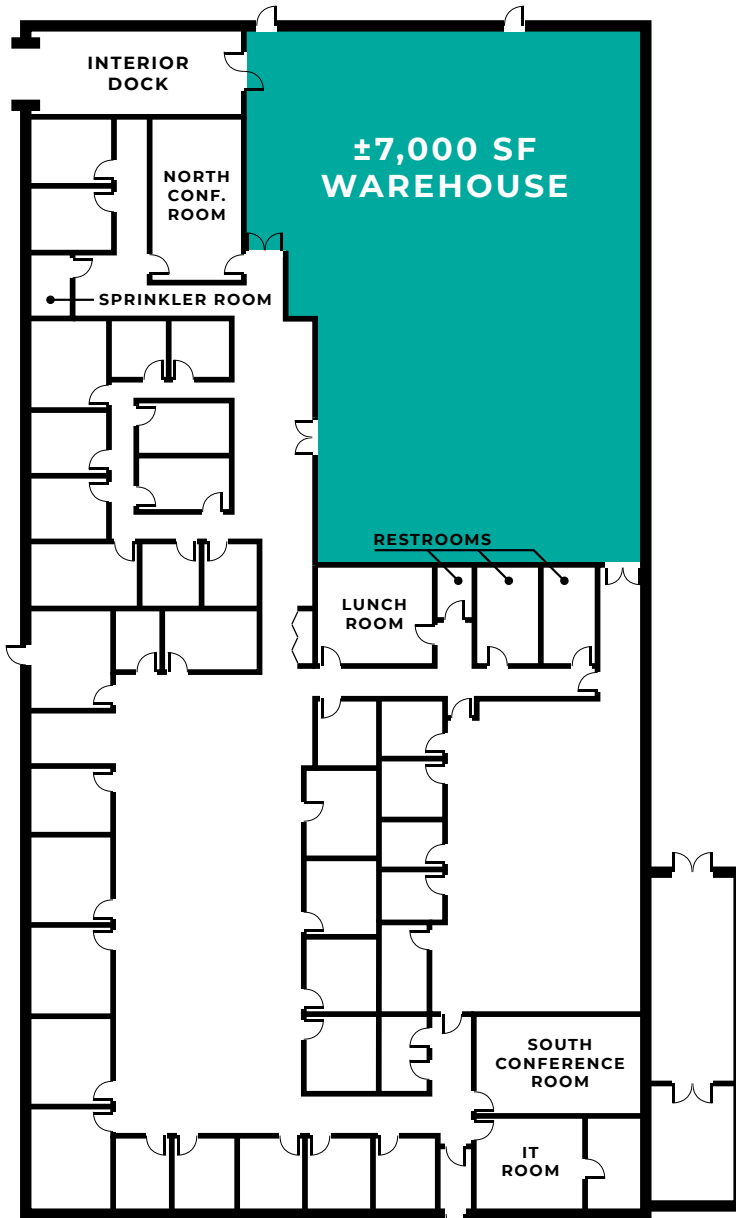
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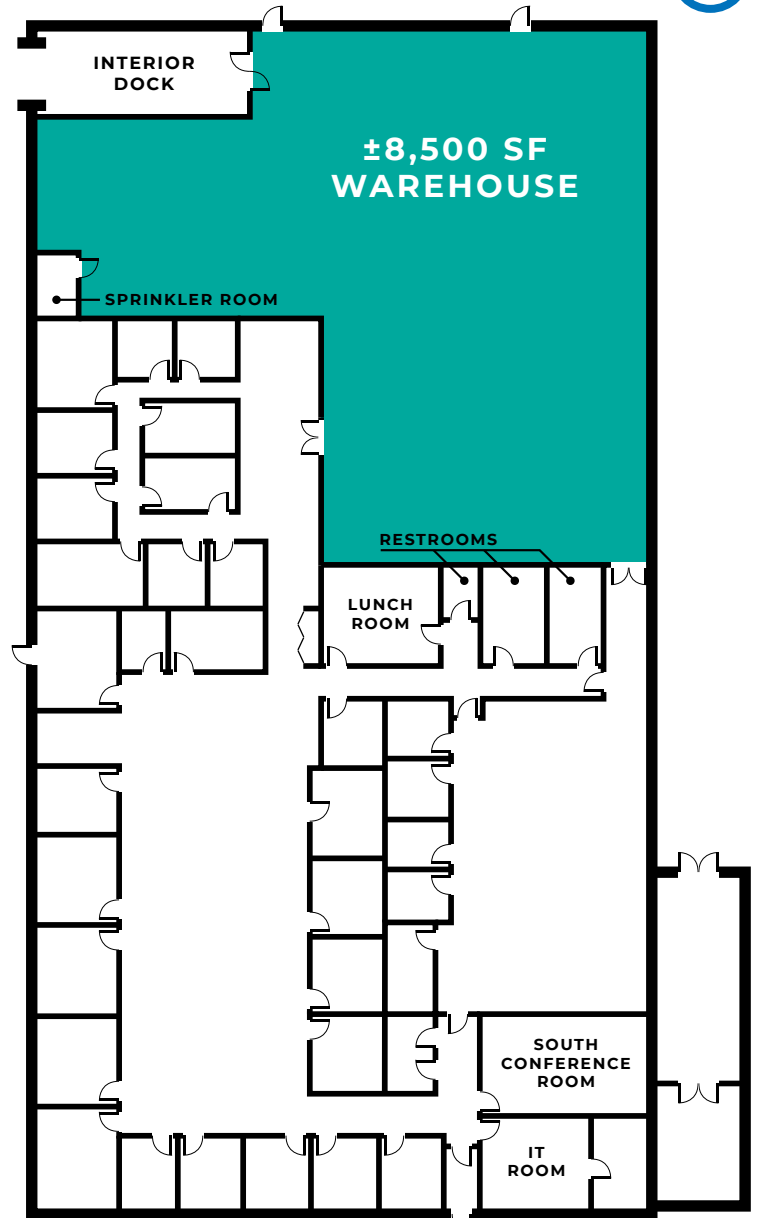
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WAREHOUSE EXPANSION FLOOR PLAN OPTION



WAREHOUSE EXPANSION FLOOR PLAN OPTION



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INTERIOR PHOTOS



EXTERIOR PHOTOS



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