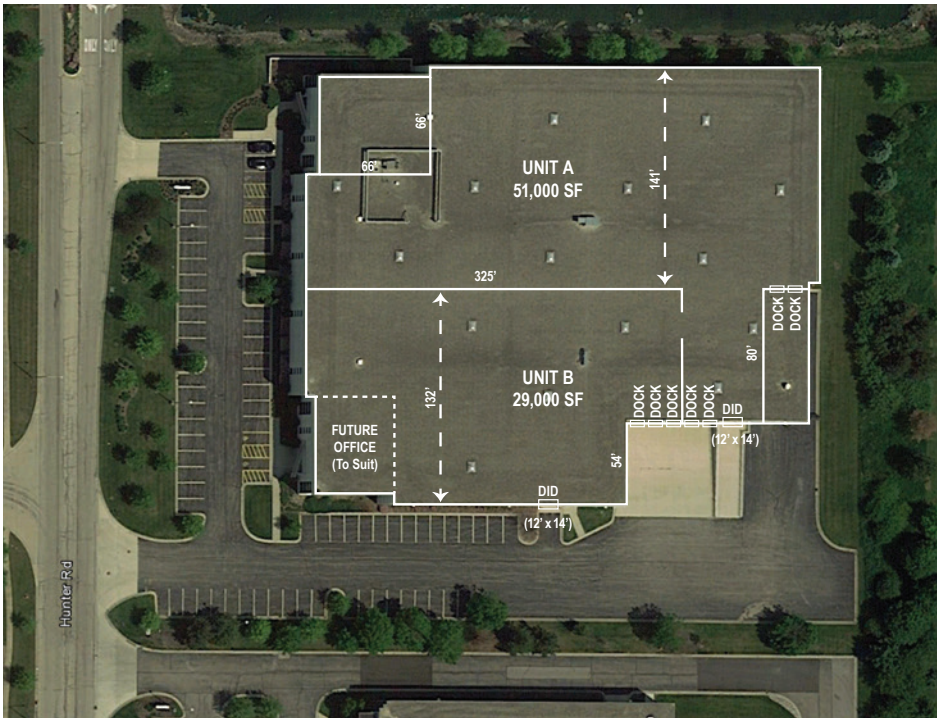
1539 HUNTER RD

Hanover Park, Illinois 60133

80,000 SF

Available for Sale / Lease



LEE & ASSOCIATES®

COMMERCIAL REAL ESTATE SERVICES

9450 W. BRYN MAWR AVENUE, SUITE 550
ROSEMONT, ILLINOIS 60018
MAIN | (773) 355-3000
WWW.LEE-ASSOCIATES.COM

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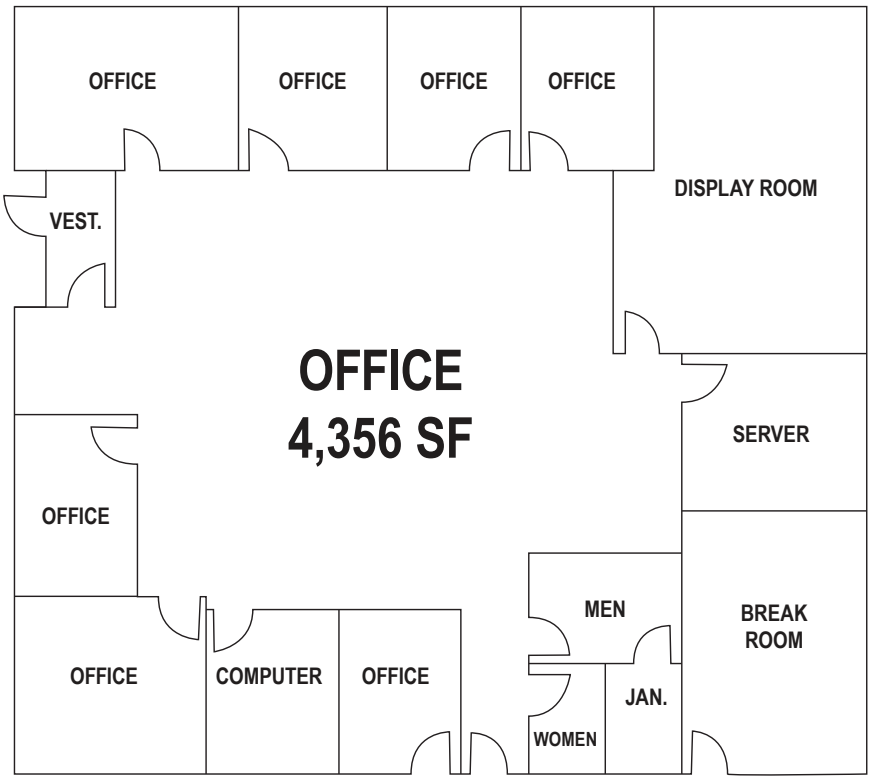
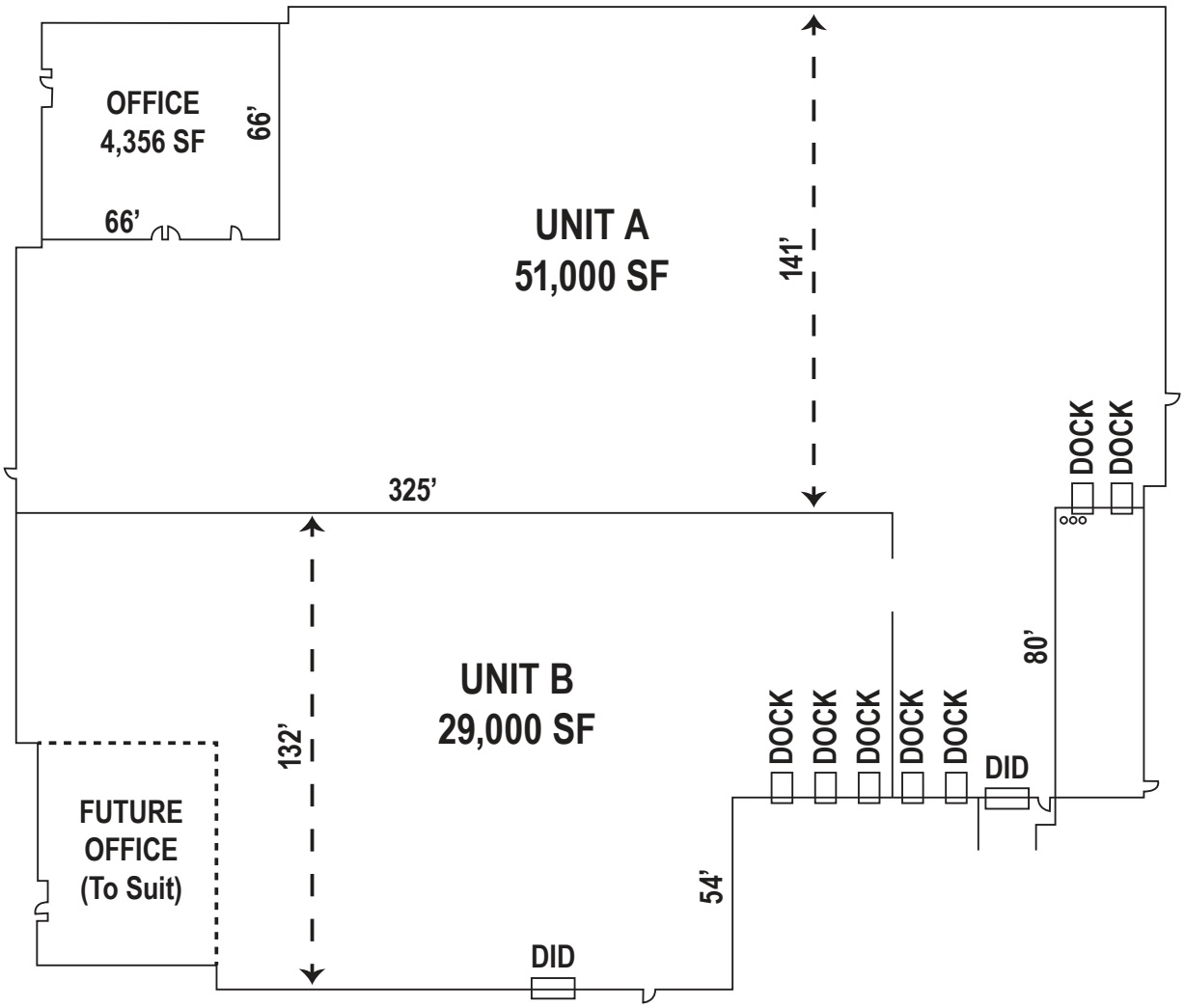
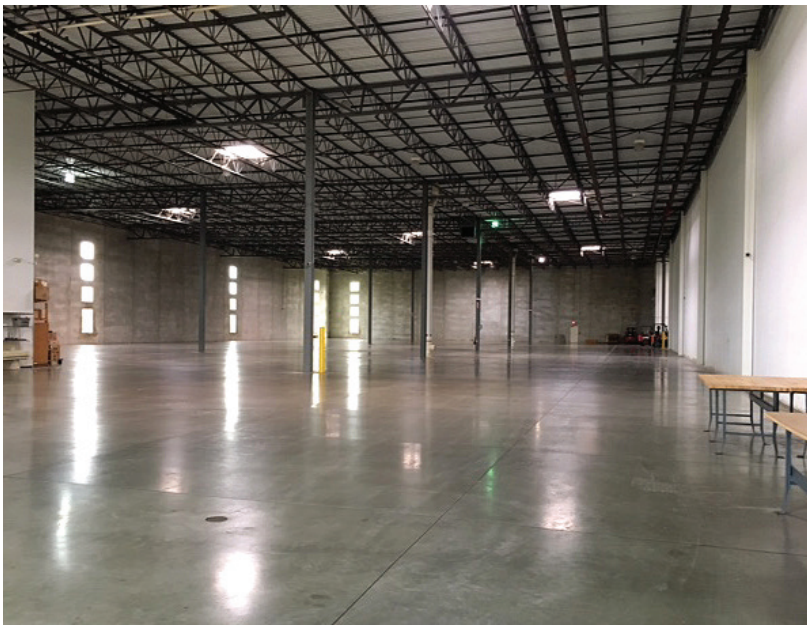

OFFICE
OFFICE
OFFICE
OFFICE
DISPLAY ROOM
VEST.
OFFICE
4,356 SF
SERVER
OFFICE
MEN
BREAK ROOM
OFFICE
COMPUTER
OFFICE
JAN.
WOMEN


OFFICE
4,356 SF
66'
66'
UNIT A
51,000 SF
141'
325'
DOCK
DOCK
80'
UNIT B
29,000 SF
132'
DOCK
DOCK
DOCK
DOCK
DOCK
DID
FUTURE
OFFICE
(To Suit)
54'
DID



BUILDING SPECIFICATIONS:

Building Size:	80,000 SF
Available Space:	80,000 SF (divisible to 2 units)
Clear Height:	27’
Loading:	› 7 dock doors (5 exterior / 2 interior) › 2 drive-in doors
Electrical:	400 Amps @ 480 Volts; 3-phase
Bay Size:	47’2” x 42’9”
Sprinkler:	Wet
Age:	Built in 2001
Property Taxes (2015 paid 2016):	$2.08 PSF (currently under appeal)
Sale Price:	Subject to Offer
Lease Rate:	$5.50 PSF Net

UNIT A:

Size:	51,000 SF
Office:	4,356 SF
Loading:	› 4 dock doors (2 exterior / 2 interior) › 1 drive-in door

UNIT B:

Size:	29,000 SF
Office:	To Suit
Loading:	› 3 dock doors (3 exterior) › 1 drive-in door

THE LOCATION

- DuPage County
- Prestigious Mallard Lake Business Park
- Centrally located with easy access to numerous major roadways
  - 3 miles to Elgin-O'Hare Expressway / I-390
  - 6 miles to I-355 at Lake St / US 20
  - 6.5 miles to I-355 at Army Trail Rd
  - 7.5 miles to I-290 at Irving Park Rd
  - 10 miles to I-290 at Busse / Rt 83
- 25 miles to O'Hare International Airport
- 35 miles to Midway Airport
- 30 miles to downtown Chicago

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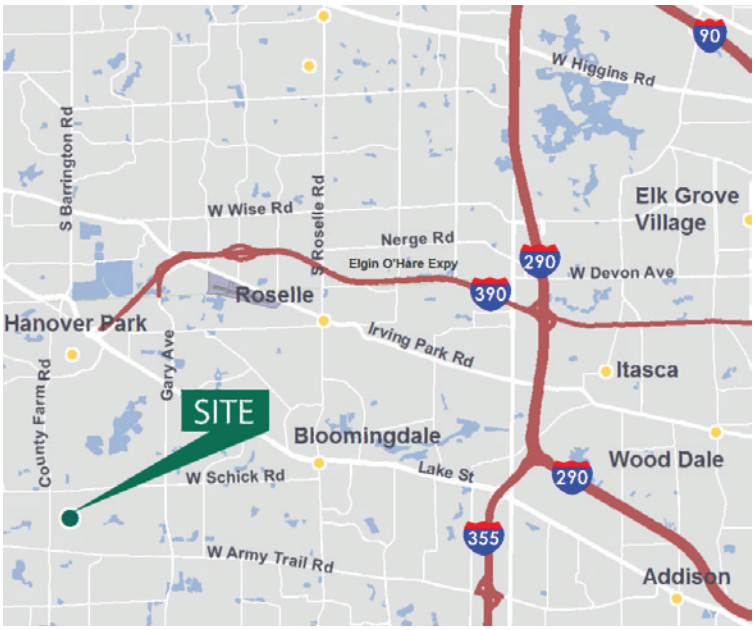

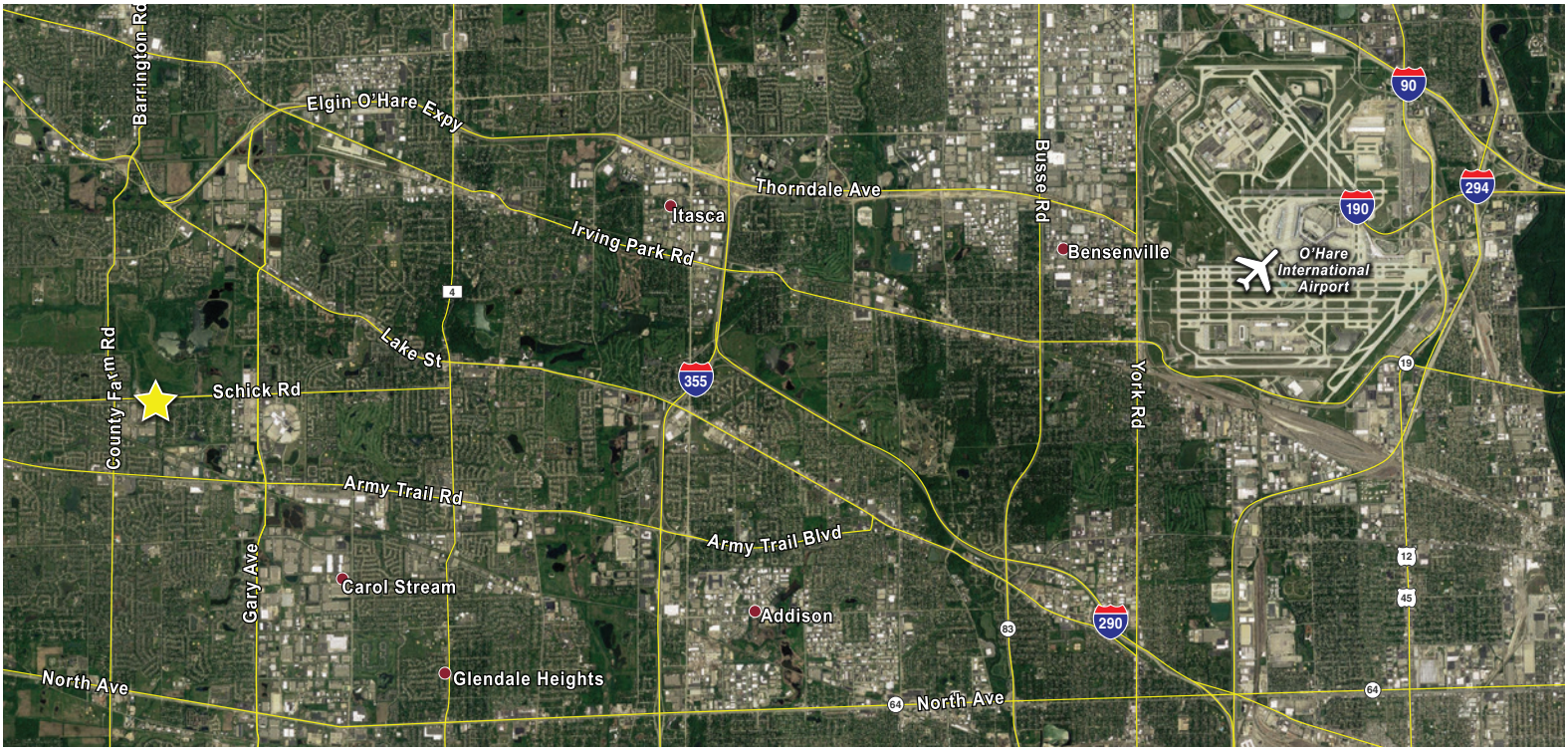

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