

FOR SALE OR LEASE > FREE-STANDING FOOD PROCESSING FACILITY



# 1811 W. Fullerton Avenue

ADDISON, IL



## About This Property

This 45,902 square foot free-standing FDA facility features over 13,000 square feet of refrigerated space and 1,000 square feet of freezer space. Located in Addison, just off the intersection of Fullerton Avenue and Route 53, the building offers proximity and easy access to I-355. The building includes a spacious, two-story office with break rooms, as well as a 12,575 square foot mezzanine. Other amenities include available outdoor storage, a 10,000 gallon underground fuel tank and a new roof installed in 2005. This facility is available for sale or lease.

## Building Amenities

- > Building Size: 45,902 SF
- > Site Size: 2.72 Acres
- > Year Built: 1982
- > Construction: Precast
- > Office Size: 6,000 SF (two-story)
- > Ceiling Height: 22' clear
- > Loading: 3 exterior docks, 2 interior docks, 1 drive-in door
- > Parking: 60 cars
- > Power: 1200 amps, 480/277 volt 3 phase
- > Refrigerated Space: 13,000 SF (660 pallet positions)
- > Freezer Space: 1,000 SF
- > Sprinklers: Wet
- > Zoning: M2
- > Real Estate Taxes: \$53,089.90 (2010)
- > Sale Price: ~~\$4,000,000~~ **\$2,292,804.90 (\$49.95/SF)**
- > Lease Rate: \$6.50 net

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# 1811 Fullerton Avenue > Imagery



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