

RARE CONTRACTOR/REPAIR FACILITY NOW AVAILABLE



31W625 Smith Rd. West Chicago, Illinois 60185



+/-12,400 SF

2 buildings on 1 acre site

AVAILABLE

PROPERTY HIGHLIGHTS

- Fully paved, fenced/gated and secured asphalt yard
- 2,000 Gallon exterior diesel tank available
- Site Size: +/-1.01 acres
- Separate metal panel building (approx 2,000 sf)
- 3 oversized Drive in Doors (two 21' x 14' ft; 12' x 14' ft)
- Close proximity to major highways
- Separate enclosed 24' x 59' bay suitable for wash bay and/or paint booth
- 18' ft clear ceilings
- Warehouse office (13' x 22' ft) (Removeable)
- Warehouse locker area, restroom and shower
- 2 ton interior overhead crane
- Desirable M zoning with potential for contractor, equipment, truck repair, dispatch, storage uses, etc.

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BUILDING SPECS

Building Size:	+/-10,400 sf (Main Building) +/-2,000 sf (Metal Panel Building)	Ceiling Clearance:	18'
Land Site Size:	1.01 Acres	Utilities:	Heating: Gas Water: Well Sanitary: Septic
Office:	+/- 2,000 sf	Heating:	Gas forced units(warehouse) Combination HVAC- rooftop (office)
Loading:	3 Drive in Doors (two 21' x 14' ft; one 12' x 14' ft)	Pricing:	Lease: Subject to Offer
Auto Parking:	18 dedicated car parking stalls (expandable)	Power:	400 amps
Zoning:	M- Manufacturing District, West Chicago IL	Lighting:	T5 fluorescent lighting on motion sensors throughout warehouse

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