

# For Sale



**10130 Pacific Avenue  
Franklin Park, IL 60131**

## Property Description:

This machine shop is 5500 square feet Industrial building located along the West Line Train. Therefore, 1200 AMPs is well distributed for your equipment and move in ready.

The front office consists of 2 private and 2 semi private offices, several washrooms and locker room.

**Price Reduction \$54.55 psf  
(\$300,000)**

**FOR SALE: ~~\$70~~ per sq feet**

**FOR LEASE: \$6.25 per sq feet**

<u>Demographics:</u>	1 mile radius	3 mile radius	5 mile radius
Population	18,251	102,349	370,657
Avg. Household Income	\$64,343	\$63,303	\$74,959

## ***Machine Shop Near I-294***

### **MOTIVATED SELLER!!!!**

#### Features:

- ✓ Low Taxes - *\$1.85 per sq feet*
- ✓ Well Distributed Power – *1200 Amps*
- ✓ 100% HVAC
- ✓ New Air and Water lines
- ✓ High Efficiencies
  - Windows
  - Furnace
- ✓ Plenty of Parking – *15 Spaces*
- ✓ Warranty in place on Roof
- ✓ Fenced Shed in Rear of Property
- ✓ Highly Skilled Labor Force
- ✓ One (1) Drive-In Door
- ✓ Building Size: *5,500 sq. ft.*
- ✓ Lot Size: *0.15 acre*
- ✓ Construction: *Brick*
- ✓ Ceiling/Clear Height: *14 ft/12 ft (+/-)*



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