

USER/INVESTOR OPPORTUNITY FOR SALE OR LEASE

925-933 OAKLAWN AVE, ELMHURST, IL

Colliers



PLAY VIDEO

NDA AND 48 HOUR NOTICE REQUIRED TO SCHEDULE A SHOWING

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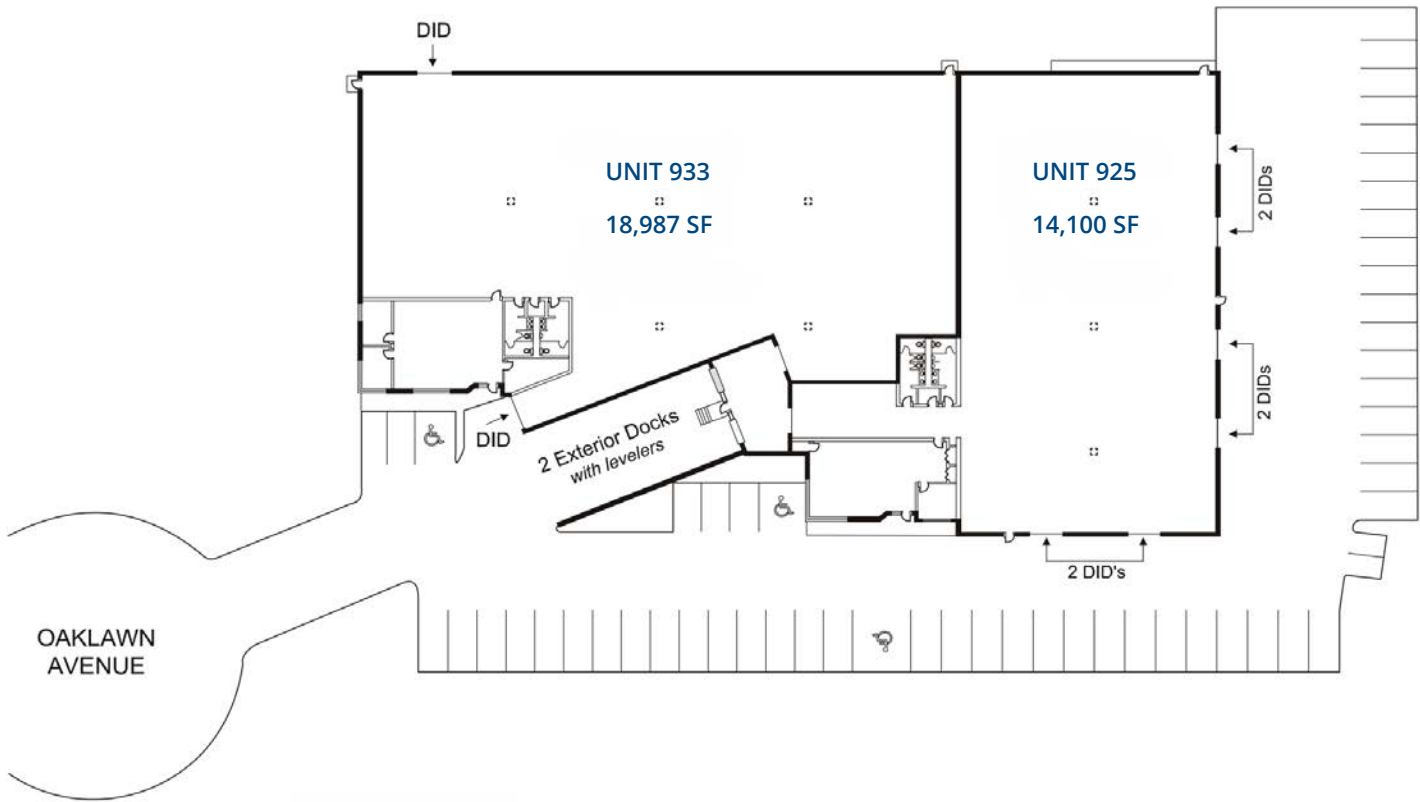
brett.newman@colliers.com

PROPERTY FEATURES

- For Sale: 33,087 SF; 18,987 SF available with the 14,100 SF unit leased through 12/31/26 with a 5 year renewal at market
- Site Size: 1.81 acres
- Office Size: 2,800 SF
- Ceiling Height: 18' clear
- Loading: 2 exterior docks with levelers, 8 drive-in doors
- Car Parking: 50 spaces
- Zoning: I-2
- Power: 800 amps @120/208v
- Year Built: 1993
- Sale Price: Subject to Offer
- Lease Rate: Subject to Offer
- Low DuPage County taxes - \$58,901.30
- Close proximity to I-290 & Route 83 full interchange
- Heavy parking with potential for outside storage
- New roof with warranty

Colliers International
6250 N. River Rd. | Suite 11-100
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SITE PLAN



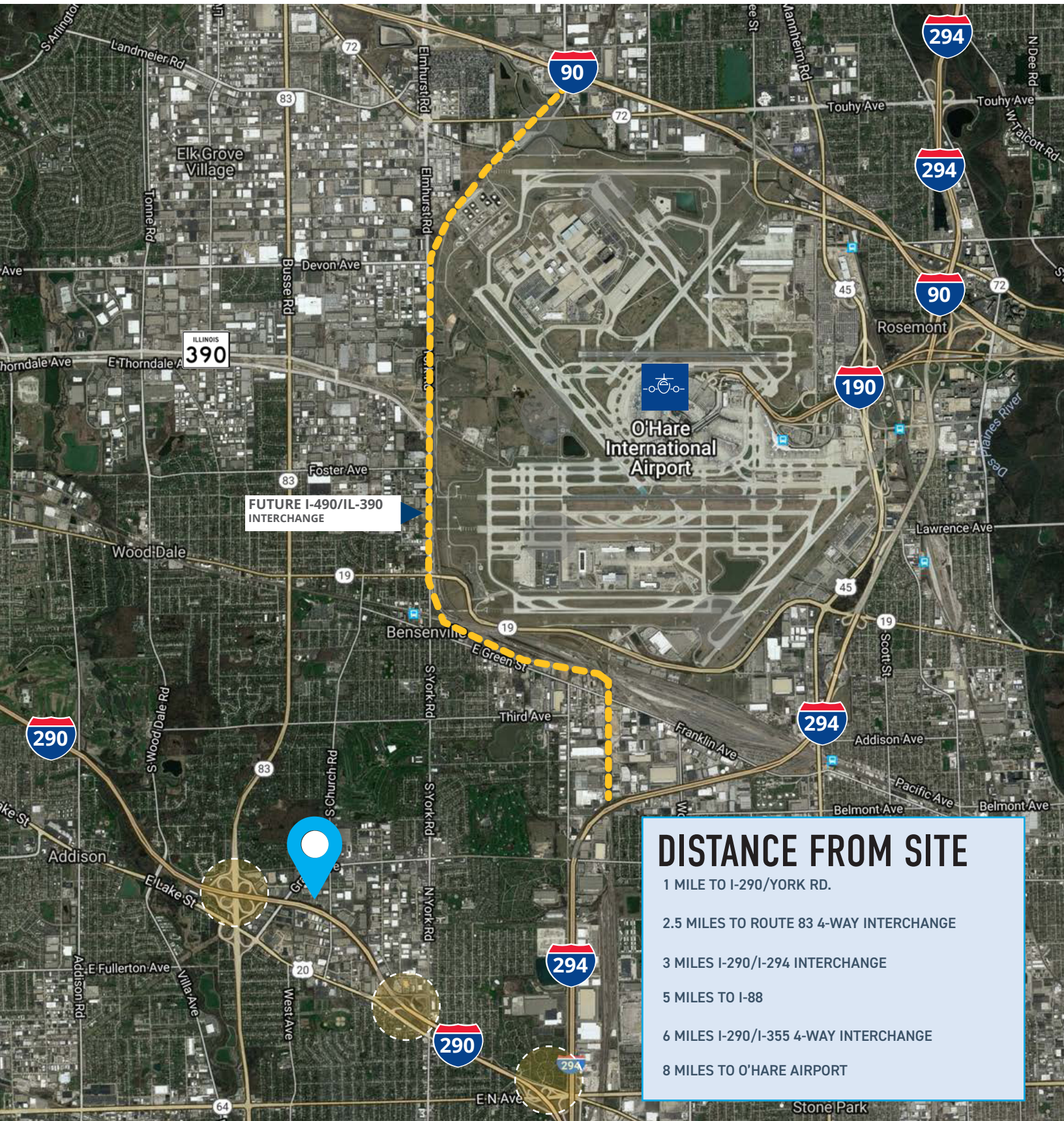
	UNIT 925	UNIT 933
UNIT SIZE	14,100 SF	18,987 SF
OFFICE SIZE	1,000 SF	1,800 SF
LOADING	1 exterior dock with leveler 6 drive-in doors	1 exterior dock with leveler 2 drive-in doors
CAR PARKING	20 cars	30 cars
FEATURES	Triple catch basin Floor drains in warehouse	Epoxy sealed floors



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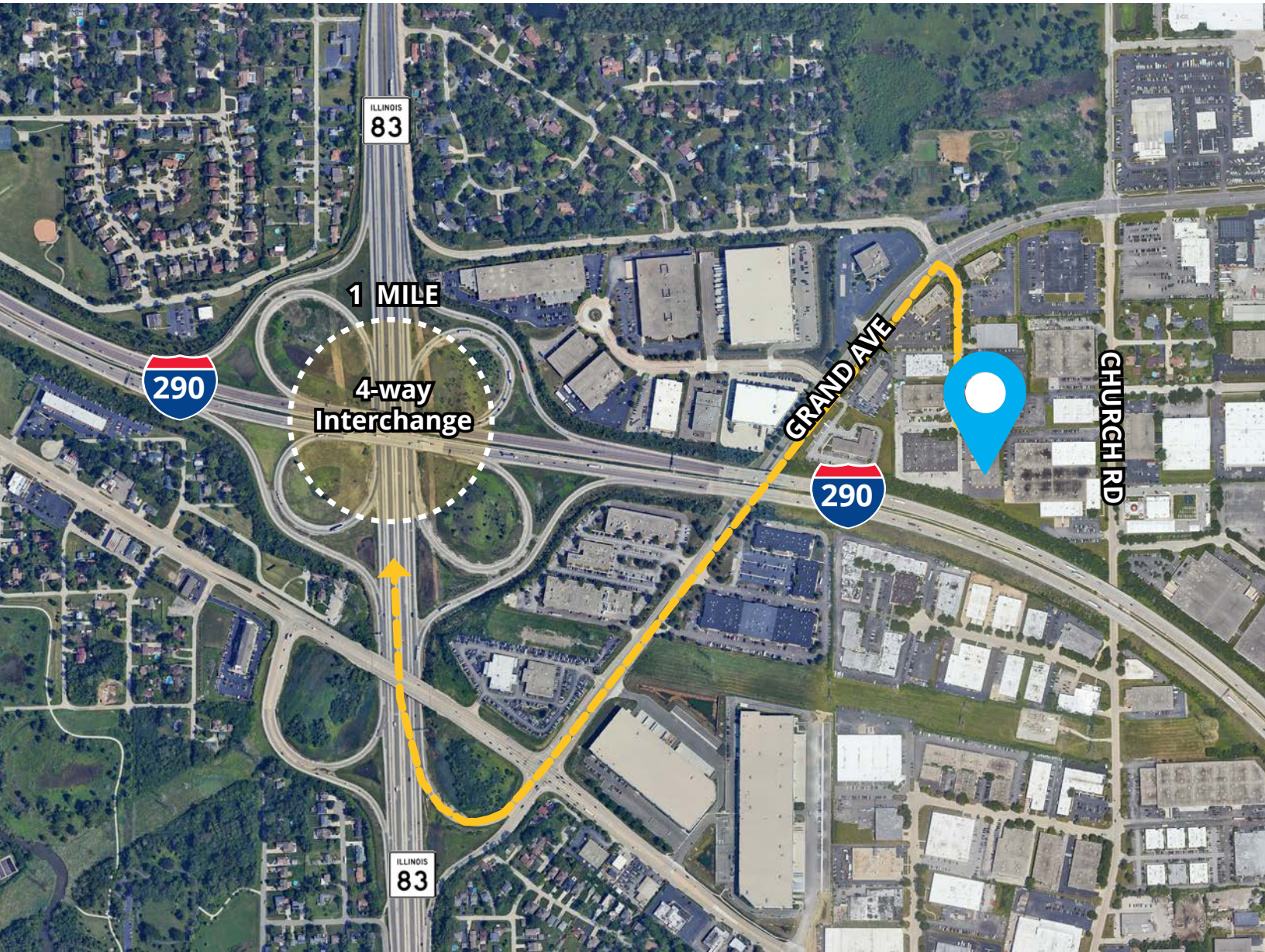
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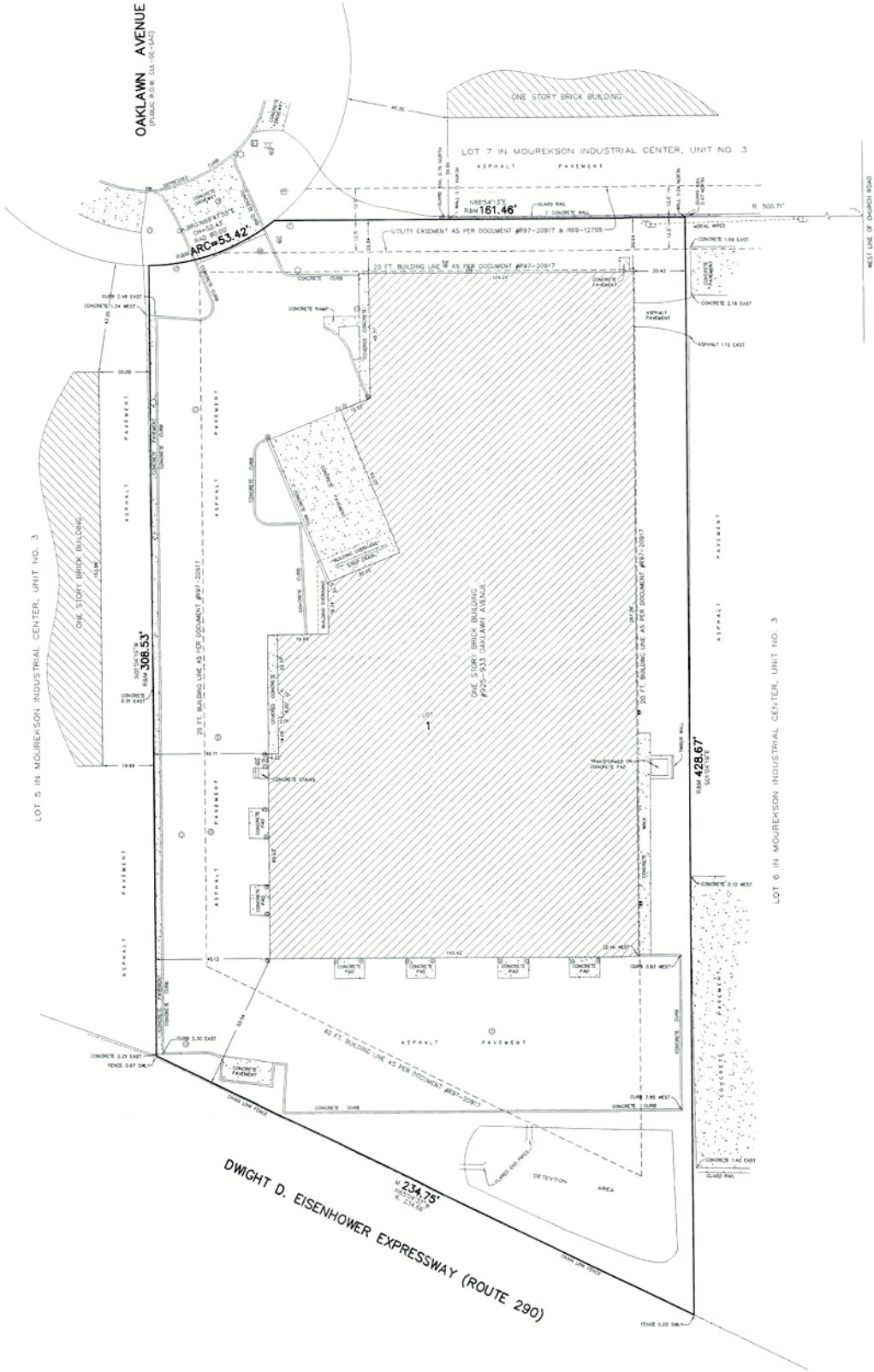
AVAILABLE FOR SALE OR LEASE | 925-933 OAKLAWN AVE | ELMHURST, IL



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