



±20,000 and ±12,000 SF INDUSTRIAL BUILDINGS
(PROPERTIES CAN BE SOLD SEPARATELY)

FOR SALE

124 N. SCHMALE ROAD and 558 RANDY ROAD
CAROL STREAM, IL 60188

MICHAEL MARCONI, SIOR

Managing Broker

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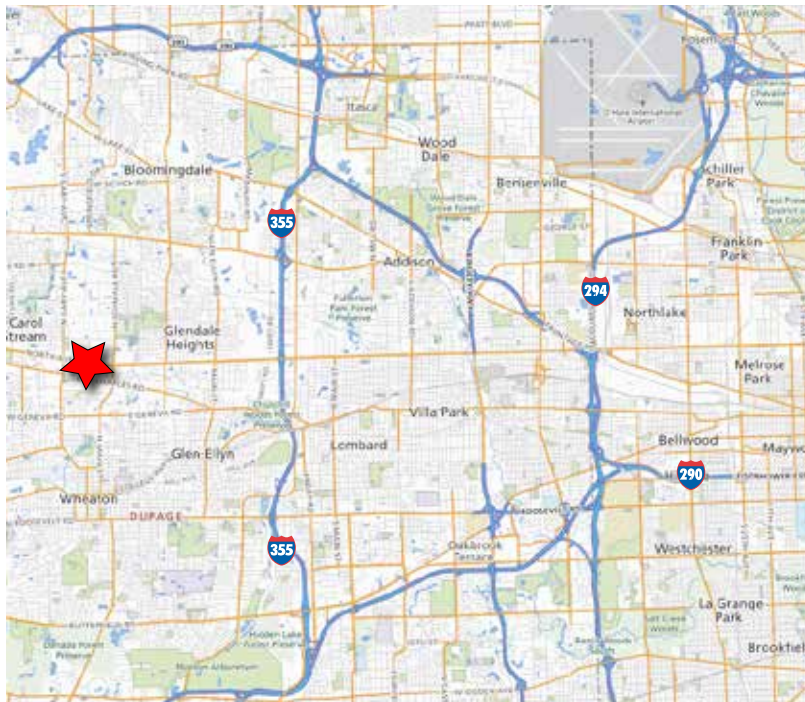
SPECIFICATIONS

124 N. SCHMALE ROAD

BUILDING SIZE	±20,000 SF
LAND	±2.00 AC
OFFICE SIZE	±3,000 SF
CLEAR HEIGHT	14' - 15'
LOADING	4 DID

558 RANDY RD.

BUILDING SIZE	±12,000 SF
LAND	±1.00 AC
OFFICE SIZE	±2,000 SF
CLEAR HEIGHT	14'
LOADING	1 Dock / 1 DID



HIGHLIGHTS

- Hard-to-find potential outside storage
- Well-maintained facilities
- Floor drains
- Low DuPage County taxes
- Access to abundant labor
- Possession: Mid-October 2019
- **124 N. SCHMALE**
 - Frontage on Schmale Road (23,100 vehicles per day)
 - Radiant heat in warehouse
 - Showroom
 - Fully exterior loading dock
 - New windows
- **558 RANDY**
 - Recently renovated offices
 - Recently upgraded HVAC and windows
- **SALE PRICE: SUBJECT TO OFFER**

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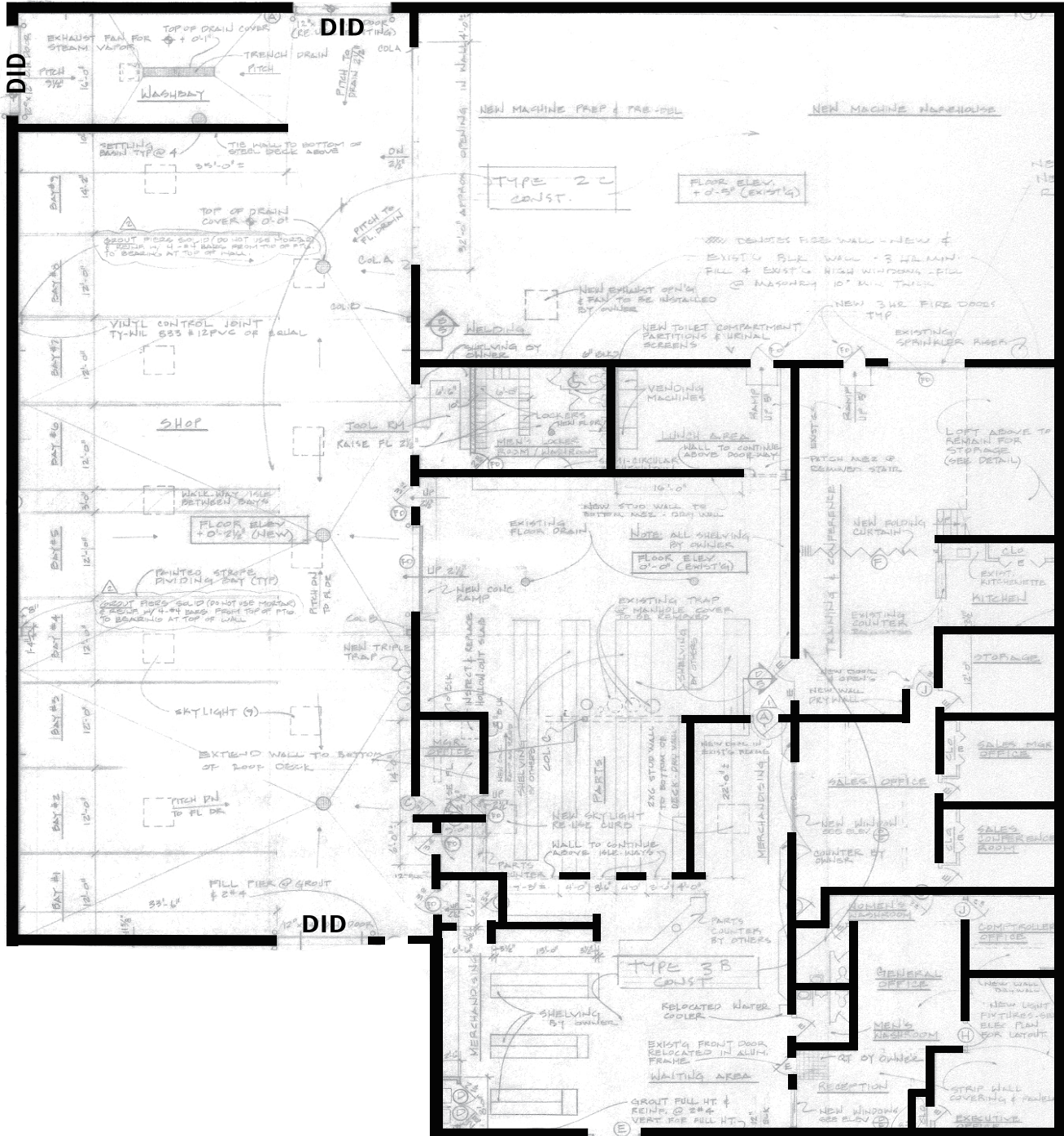
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FLOOR PLAN

124 N. SCHMALE ROAD



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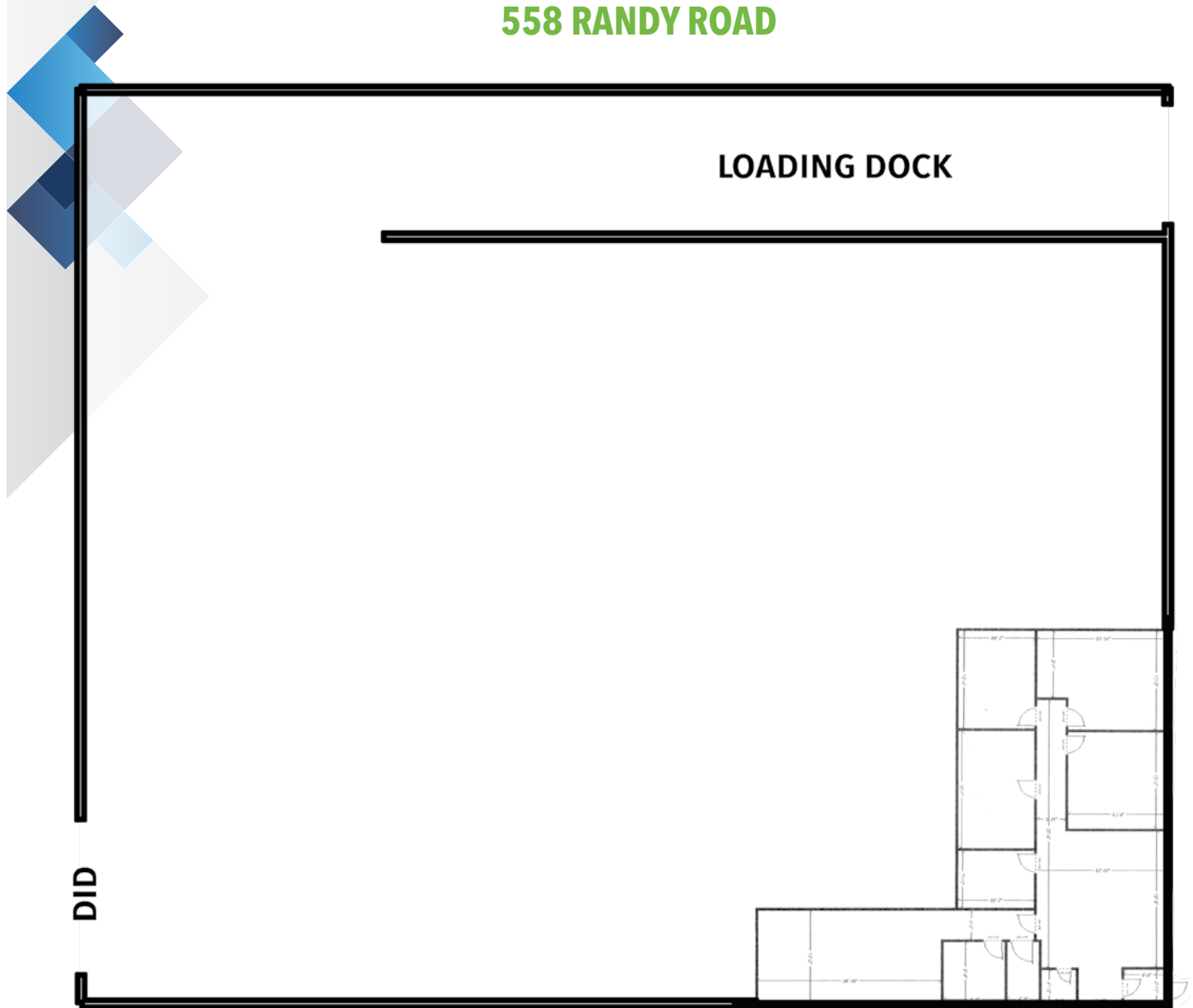
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558 RANDY ROAD



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PROPERTY PICTURES

124 N. SCHMALE ROAD



558 RANDY ROAD



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AERIAL PICTURES



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