

# 730 N. YORK STREET

Elmhurst, IL 60126 Property Website

### **Property Highlights**

- Future owner must generate sales tax
- Last mile location
- Redevelopment potential
- Owner would consider short-term leaseback
- Hard-to-find building on large land site in Elmhurst
- Potential TIF
- Frontage on York Street
- Immediate access to major highways



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Last Mile Location Redevelopment Potential Frontage or York Street



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### **Building 1**

Building 1: ±27,000 SF

Office Size: ±5,500 SF (2-Story)

Loading: 3 DID

### **Building 2**

Building 2: ±36,000 SF

Loading: 3 Docks / 3 DID

### **Building 3**

■ Building 3: ±2,160 SF

### **Property Specs**

Buildings Combined: ±65,160 SF

Land Area: ±3.76 ACCeiling Height: ±24'

Construction: Steel / Masonry

• Year Built: 1969

Zoning: C3 (General Commercial)

### **Pricing**

• Lease Rate: Subject to Offer

Sale Price: Subject to Offer

### **Aerial View**



# Site Plan

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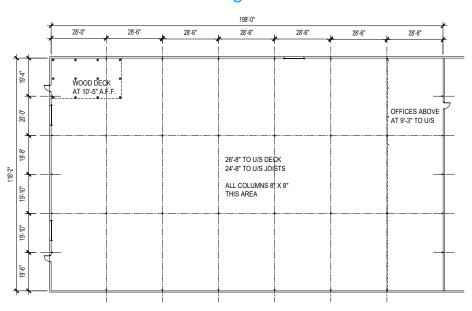
YORK ROAD



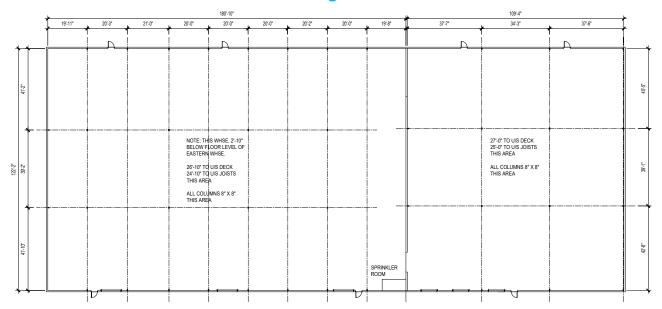
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### **Building 1 Plan**



### **Building 2 Plan**



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Frontage on York Street



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