

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

±22,858 SF

Fully Air-
Conditioned
Facility

Extremely
Heavy
Parking



TRANSWESTERN

REAL ESTATE
SERVICES

135 N. BRANDON DRIVE

Glendale Heights, IL 60139

[Property Website](#)



Specifications

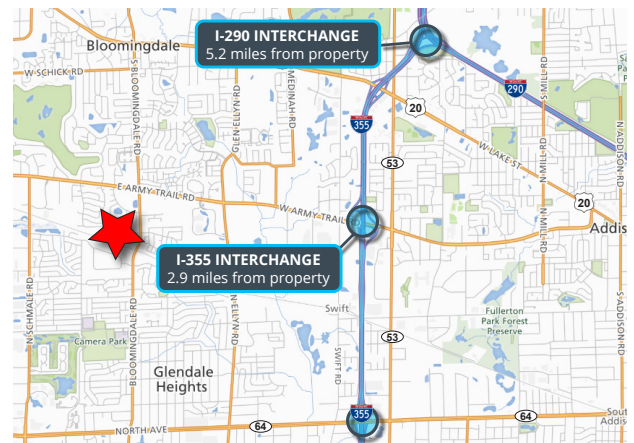
- Building Size: ±22,858 SF
- Ground Floor: ±14,802 SF
- Second Floor: ±8,056 SF
- Land Area: ±1.19 AC
- Office Size: ±8,700 SF
- Ceiling Height: 20' Clear
- Loading: 1 Int Dock / 1 DID
- Power: 1200A 120/240V
- Parking: ±80 Cars
- Sprinklers: Wet
- Year Built: 1970
- Zoning: IPD (Industrial)
- Construction: Masonry

Highlights

- A/C throughout entire facility
- Extremely heavy parking
- Heavy power
- Close proximity to I-355 via Army Trail Rd and North Ave

Pricing

- RE Taxes: \$2.30 PSF (2020)
- Lease Rate: \$5.95 PSF Net
- Sale Price: \$69.00 PSF



Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Michael Marconi, SIOR
Sr. EVP & Designated Managing Broker
847.588.5689
michael.marconi@transwestern.com

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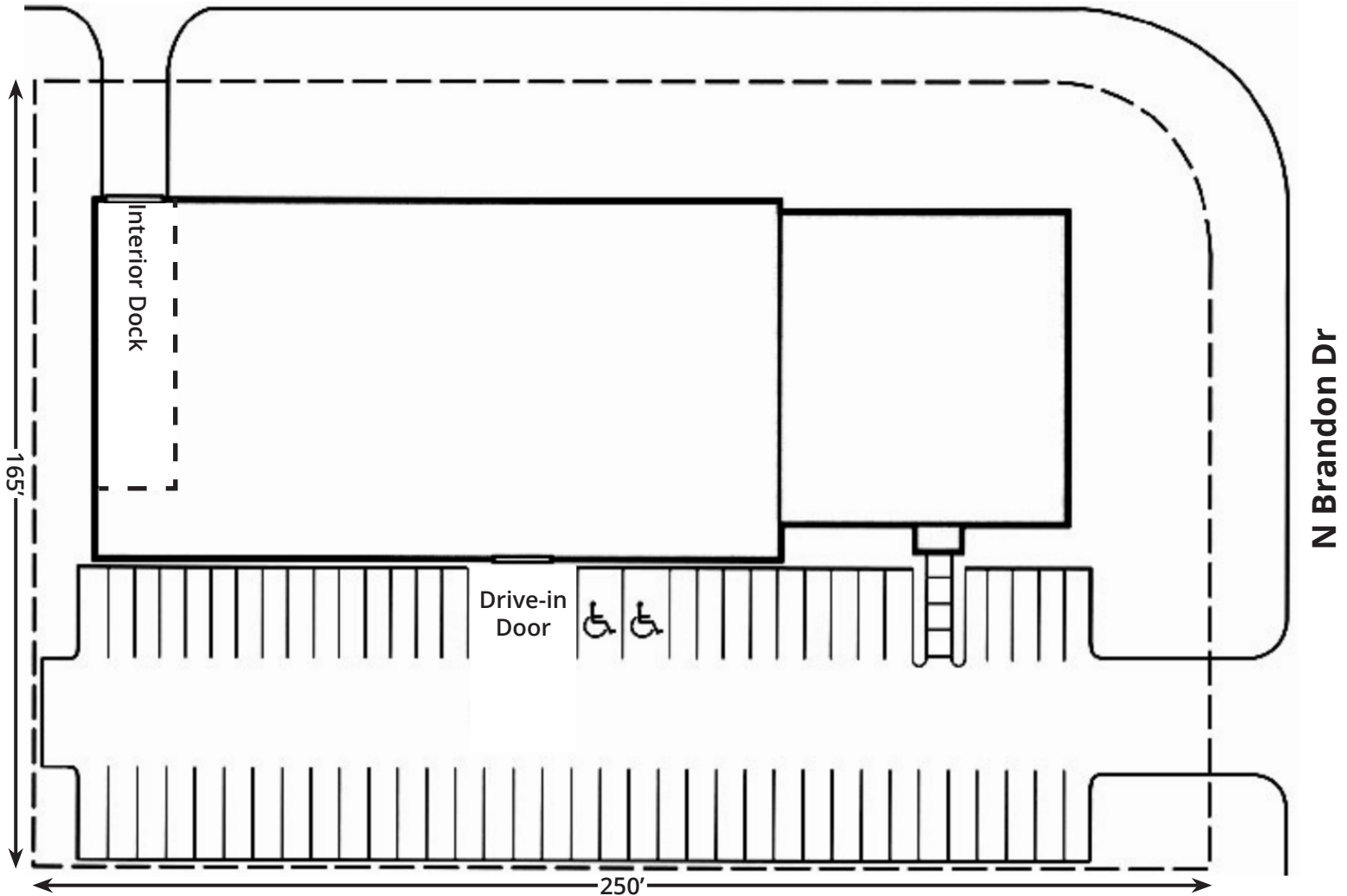
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SITE PLAN

N Brandon Dr



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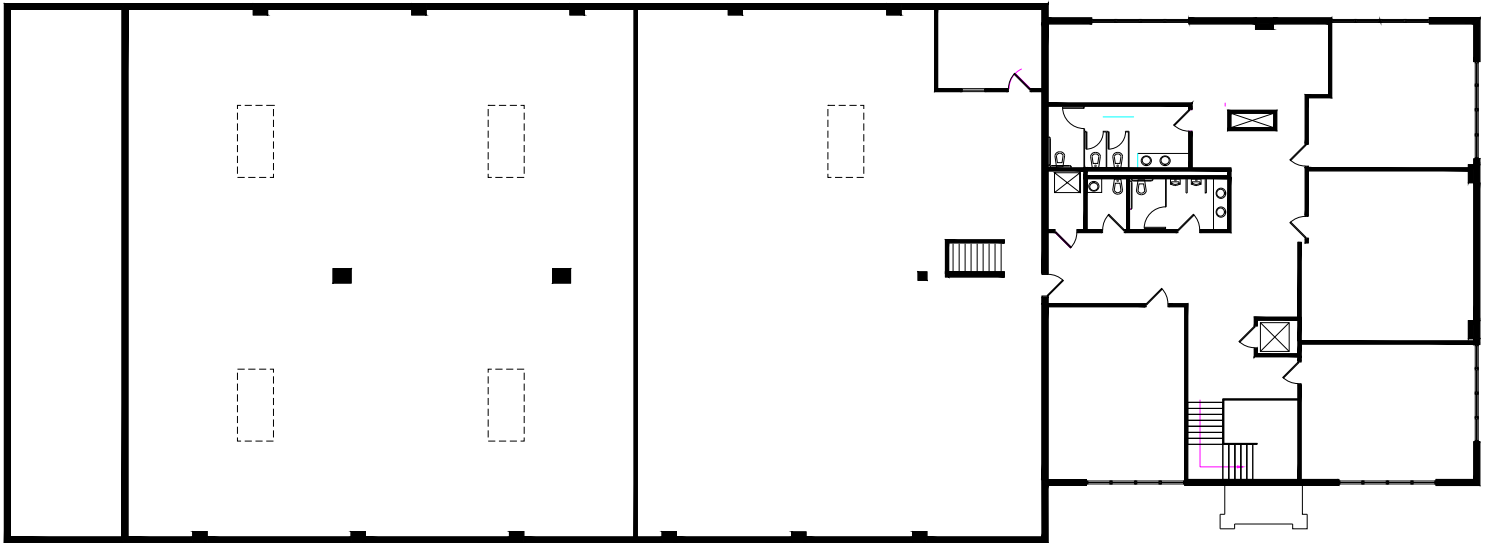
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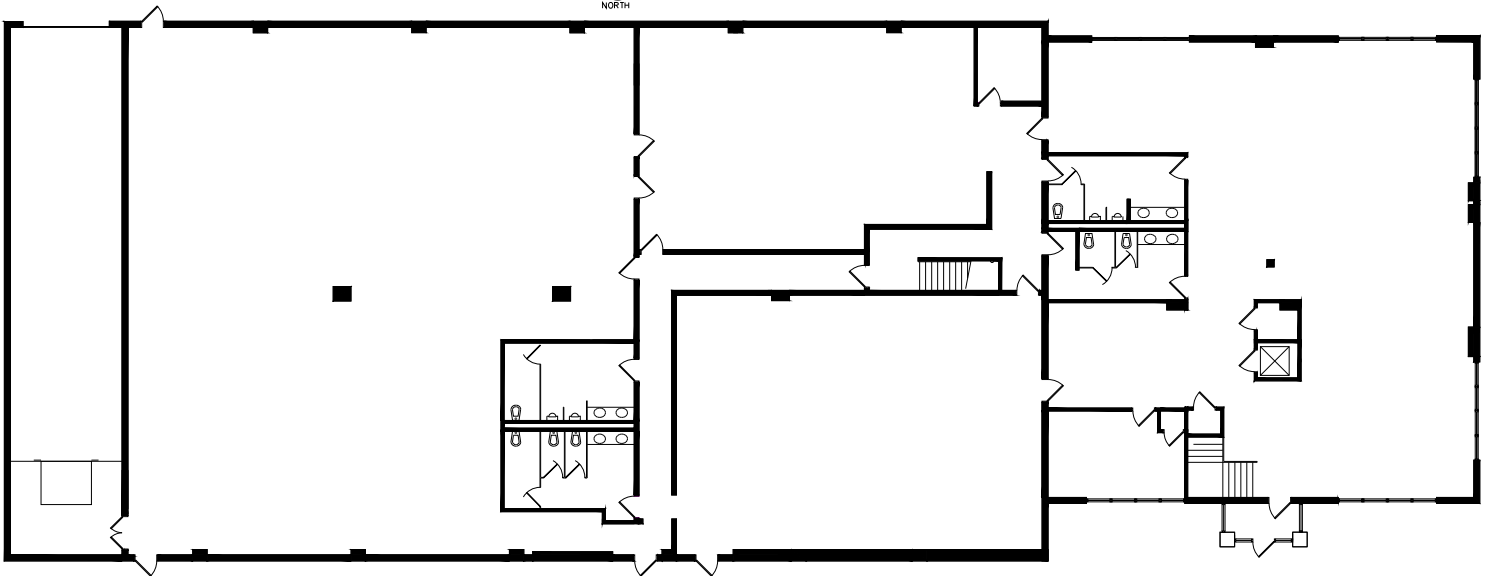
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FLOOR PLANS



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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