

**INDUSTRIAL  
BUILDING  
FOR SALE  
OR LEASE**

**±22,000 SF  
TO ±43,680 SF  
AVAILABLE  
(DIVISIBLE)**

**EASY  
ACCESS TO  
I-55  
I-290  
I-294**

**LOCATED IN  
PRESTIGIOUS  
DANSHER  
INDUSTRIAL  
PARK**

**HEAVY  
PARKING  
RATIO**

**T  
TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 430 E PLAINFIELD RD

Countryside, IL 60525



## PROPERTY SPECIFICATIONS

• AVAILABLE:	±22,000 SF TO ±43,680 SF (DIVISIBLE)
• OFFICE SIZE:	±12,000 SF (CAN REDUCE)
• LAND:	±1.96 AC
• CEILING HEIGHT:	18'
• LOADING:	3 INTERIOR / 1 DID
• POWER:	800A 480V 3P
• PARKING:	65
• SPRINKLERS:	WET
• HEATING:	GAS FORCED AIR
• YEAR BUILT:	1972
• CONSTRUCTION:	MASONRY
• ZONING:	M-1
• CAM:	\$0.92 PSF
• RE TAXES:	\$1.35
• LEASE RATE:	<u>\$8.25 PSF NET</u>
• SALE PRICE:	<u>\$4,500,000</u>

## PROPERTY HIGHLIGHTS

- Good Distribution or Manufacturing Facility
- Has Floor Drains
- Close to I-55, I-294 and I-290
- Located in Prestigious Dansher Industrial Park
- Heavy Parking Ratio
- Can Demolish a Portion of the Offices

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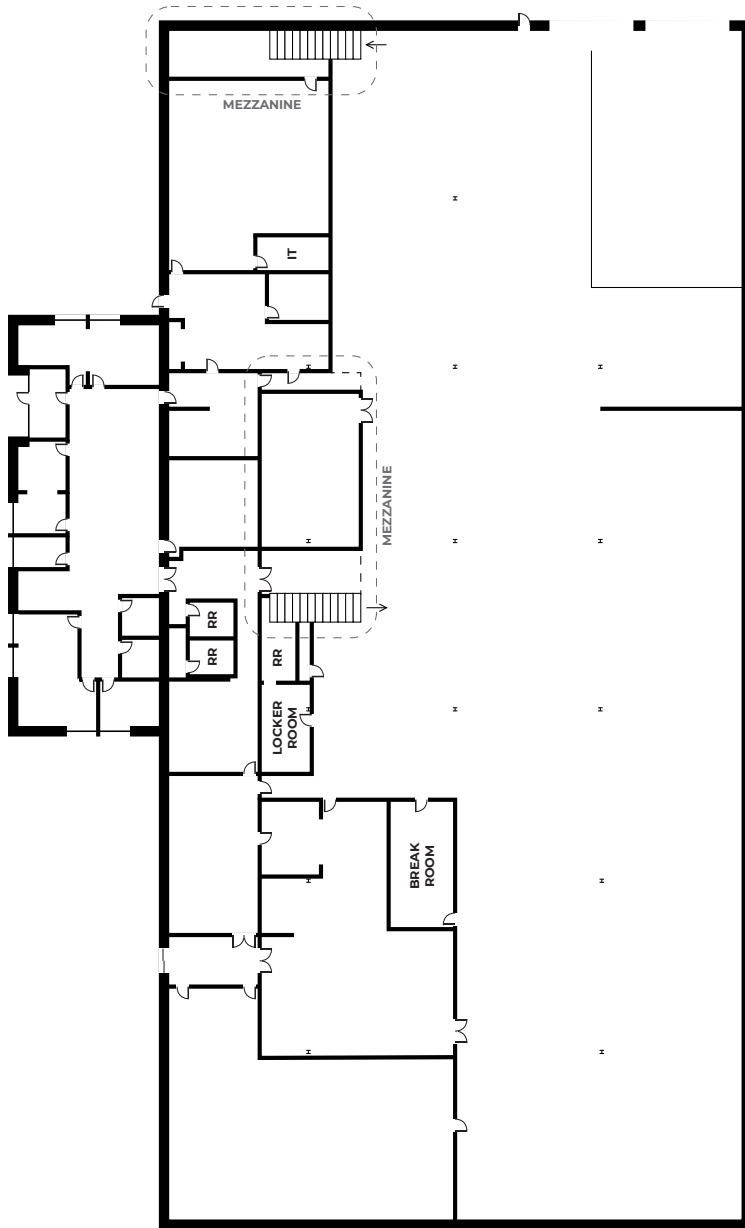
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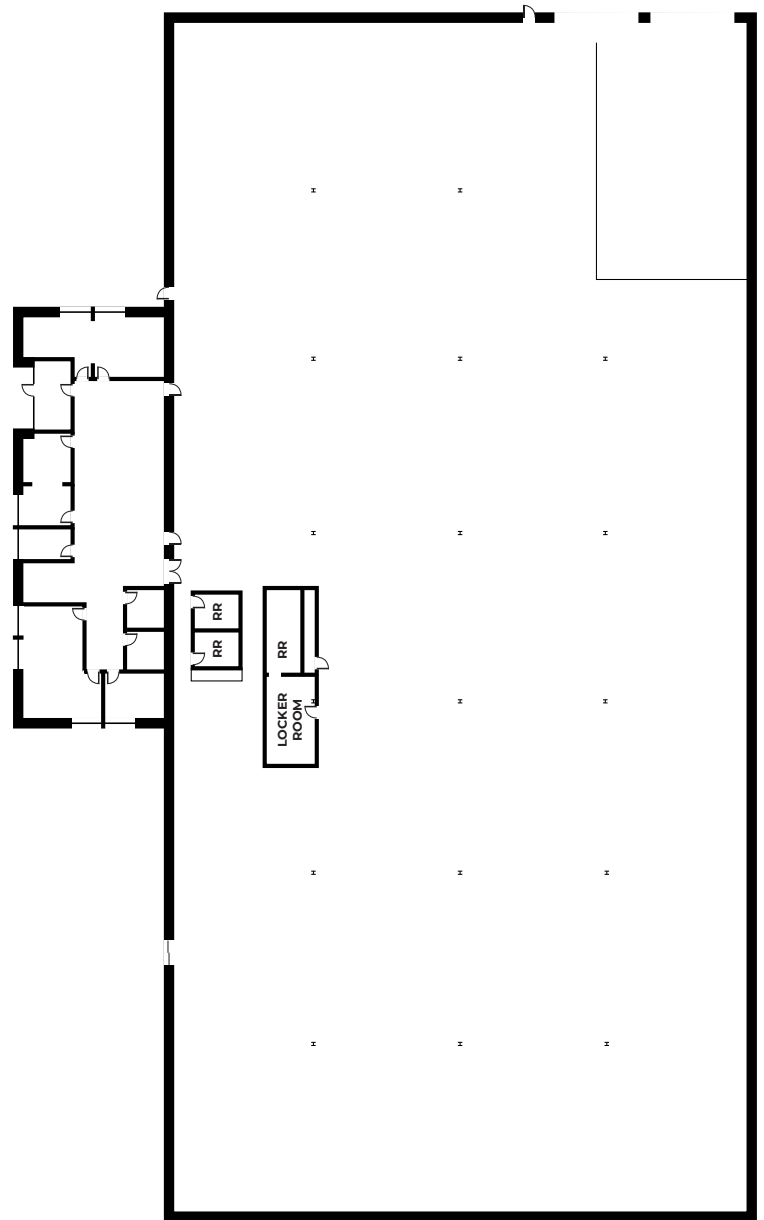
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## FLOOR PLAN



## CONCEPTUAL PLAN



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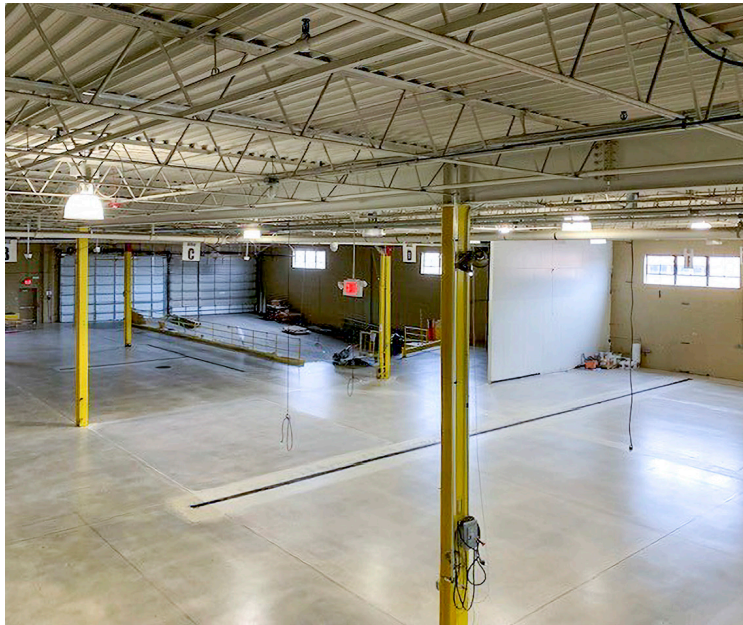
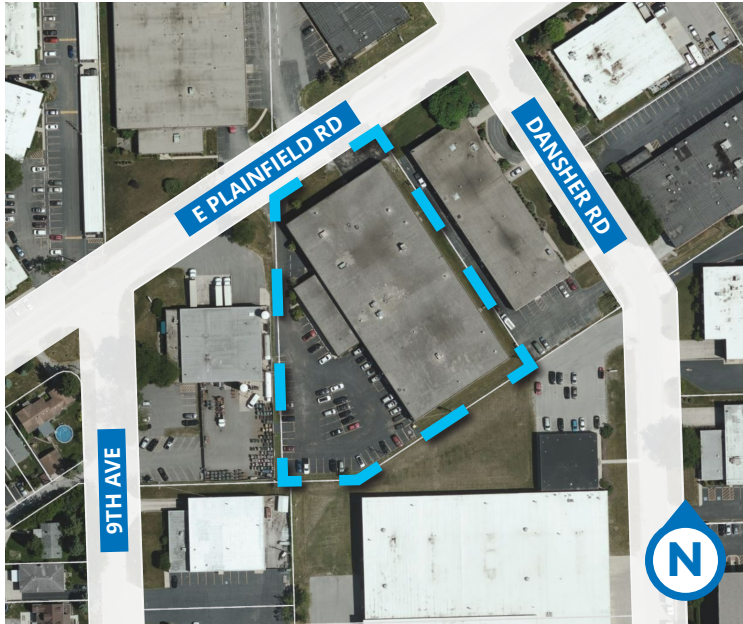
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