

**INDUSTRIAL
BUILDING
FOR LEASE**

**±13,475 SF
AVAILABLE**

**MANUFACTURING
FACILITY**

**ELIGIBLE
FOR
FOOD GRADE
MANUFACTURING**

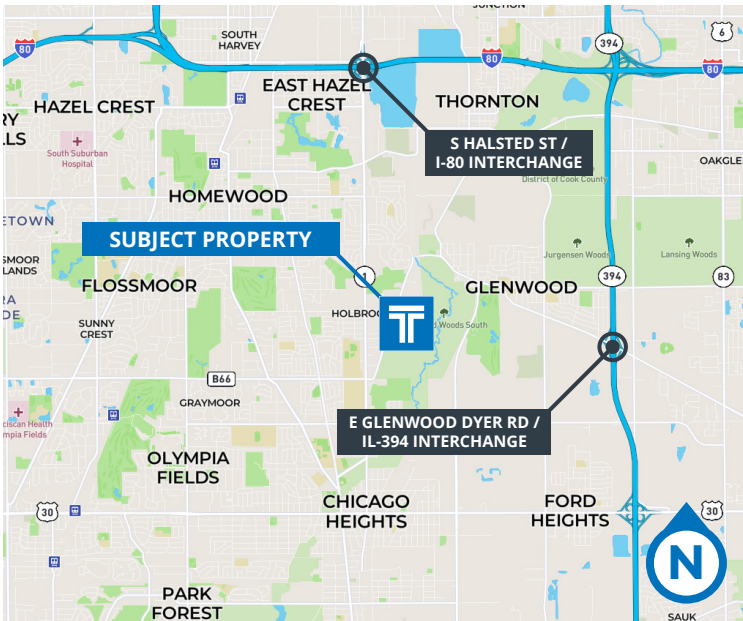
**EXPANDABLE
PARKING**

TRANSWESTERN

**REAL ESTATE
SERVICES**

435 W 194TH STREET

Glenwood, IL 60425



PROPERTY SPECIFICATIONS

- **AVAILABLE:** ±13,475 SF
- **OFFICE SIZE:** ±5,950 SF
- **LAND:** ±1.58 AC
- **CEILING HEIGHT:** 18"
- **LOADING:** 1 DOCK / 2 DIDS
- **POWER:** 200A 120/240V, 200A 240V 3P, 200A 277/480V 3P
- **PARKING:** 18 SPACES +EXPANDABLE
- **SPRINKLERS:** WET
- **HEATING:** RADIANT GAS HEAT (WAREHOUSE)
- **YEAR BUILT:** 1978, RENOVATED 2014
- **CONSTRUCTION:** STEEL/MASONRY/WOOD FRAME
- **ZONING:** M-MANUFACTURING
- **CAM:** \$0.50 PSF
- **RE TAXES:** \$3.00
- **LEASE RATE:** \$12.00 PSF

PROPERTY HIGHLIGHTS

- Fully renovated in 2014
- Extremely clean
- Spray-foam insulation
- Upgraded LED lighting
- 1st and 2nd story office
- Remote fire monitoring
- Fully air conditioned building
- Manufacturing facility
- Ample power
- Eligible for Food Grade manufacturing
- Excellent location in an industrial park
- Extra land for outside storage and expandable parking
- This is a great facility for a niche or specialty manufacturer or distributor
- Turn-key condition.

ALEX GENOVA, CPA
Vice President
847-588-5648
alex.genova@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.

INDUSTRIAL
BUILDING
FOR LEASE

±13,475 SF
AVAILABLE

MANUFACTURING
FACILITY

ELIGIBLE
FOR
FOOD GRADE
MANUFACTURING

EXPANDABLE
PARKING


TRANSWESTERN

REAL ESTATE
SERVICES

435 W 194TH STREET

Glenwood, IL 60425



ALEX GENOVA, CPA
Vice President
847-588-5648
alex.genova@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.

**INDUSTRIAL
BUILDING
FOR LEASE**

**±13,475 SF
AVAILABLE**

**MANUFACTURING
FACILITY**

**ELIGIBLE
FOR
FOOD GRADE
MANUFACTURING**

**EXPANDABLE
PARKING**

TRANSWESTERN

**REAL ESTATE
SERVICES**

435 W 194TH STREET

Glenwood, IL 60425



ALEX GENOVA, CPA
Vice President
847-588-5648
alex.genova@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2023 Transwestern.