

AVAILABLE FOR SUBLEASE AT BELOW MARKET RATE

Brand New Class A Warehouse Available for Sublease | 58,115 SF Available on a 2-5 Year Term

2065 George St - Building 1, Melrose Park, IL 60160

RARE OUTDOOR
STORAGE
OPPORTUNITY

Call 312-212-0933 Now for More Information



JIM SIEGEL, SIOR

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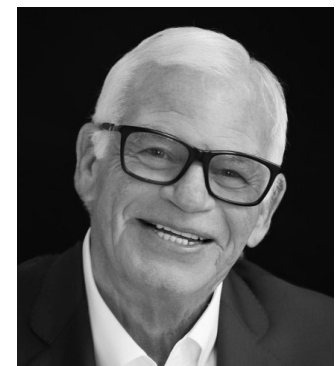


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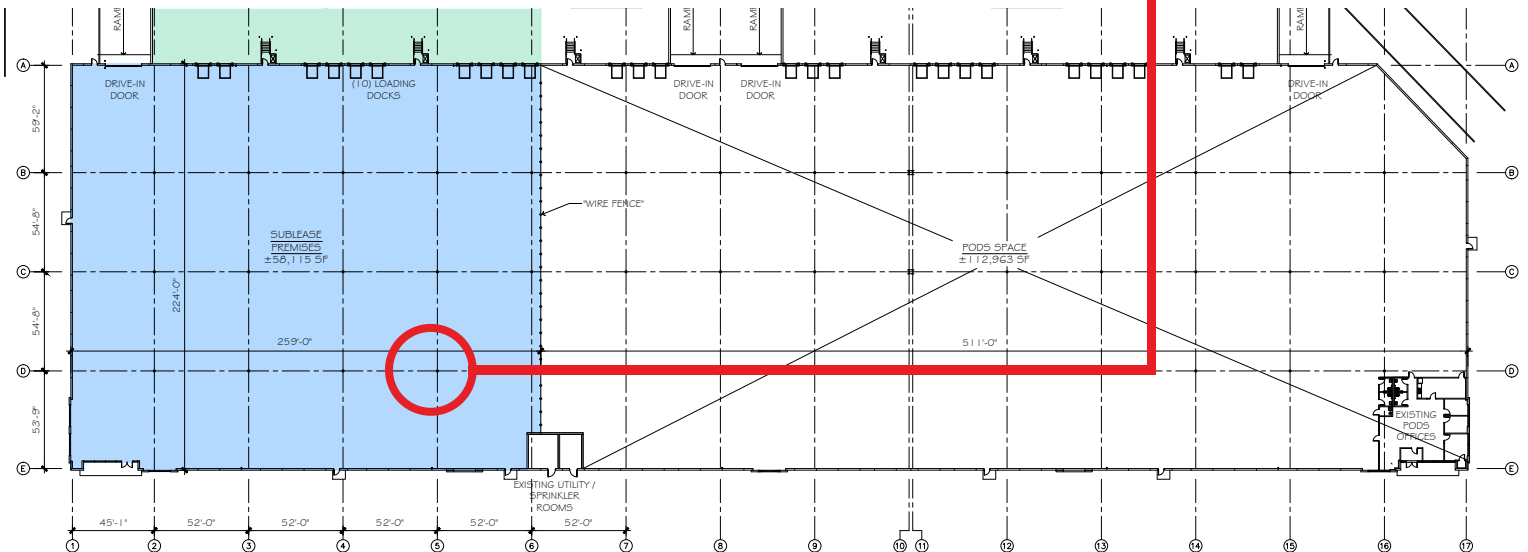
2065 George St - Building 1, Melrose Park, IL 60160
 58,115 Square Feet Available on a 2-5 Year Term

RARE OUTDOOR STORAGE OPPORTUNITY

- Brand new building – delivered 2023
- Asking Rate of \$9.75 PSF NNN
- Operating Expenses (TICAM) of \$3.56 PSF
- 58,115 SF Available
- 36' Clear Ceiling Height
- 52' x 54' Column Spacing
- Advanced ESFR Fire Suppression System
- Oversized (20' x 20') Drive-in doors
- 27 Loading Docks with Levelers
- TPO Roofing
- Class "A" Concrete Tilt-Wall Construction



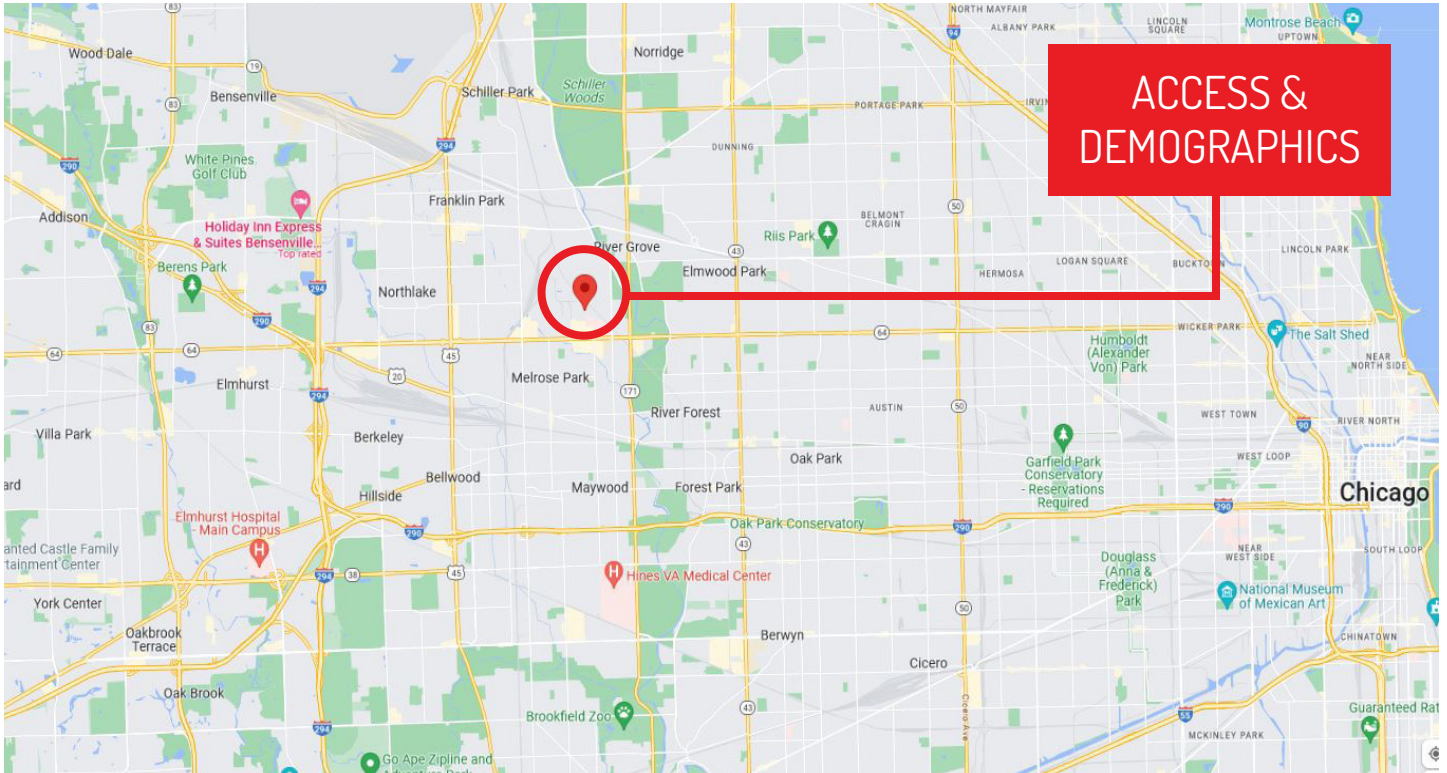
BUILDING SPECIFICATIONS



AVAILABLE FOR SUBLEASE AT BELOW MARKET RATE

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58,115 Square Feet Available on a 2-5 Year Term



- 8.3 Miles South of O'Hare International Airport
- Immediate Access to IL-64 and IL-171
- 14.5 Miles from Downtown Chicago
- Population of 2,140,215 within a 10-mile Radius
- Median Income of \$76,275 within a 10-mile Radius

