

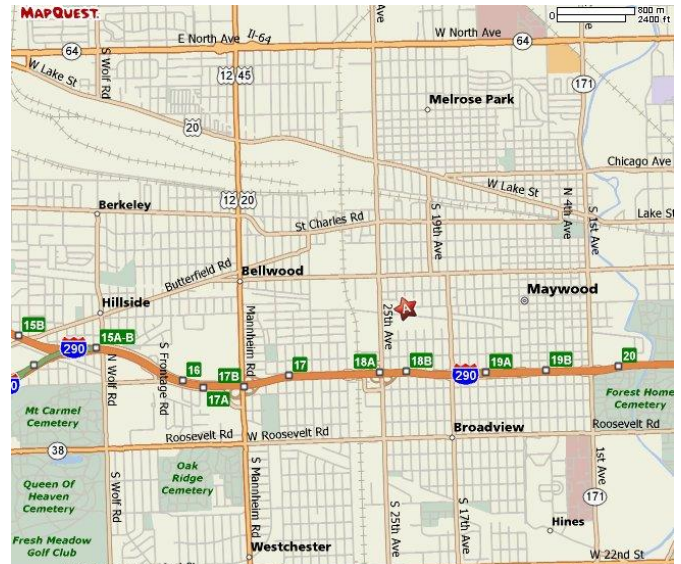


Available for Sale or Lease
49,800 Square Feet
Divided Into Two Units
29,000 sf & 20,800 sf

2150-54 Madison St
Bellwood, IL



Total Building Size	49,800 Sq. Ft.
Available Unit Size	Unit 1 - 29,000 sf with 5,150 sf Office
	Unit 2 – 20,800 sf with 575 sf Office
Construction	Masonry
Ceiling Height	18'
Year Built	1970
Heating	Gas Forced Air
Sprinklered	Yes
Zoning	Industrial
Parking	Heavy
Bay Sizes	40' X 38'
Power	1200 Amps 120/208 Volts
Loading	4 Interior Docks Total 1- Drive-in-Door
Real Estate Taxes	\$1.98/sf
Lease Price	\$4.95 Gross
Lease & Sale Price	\$2,241,000



- Located 1/2 Mile north of I-290
- Easy access to city & suburbs
- Excellent loading capabilities
- 2 Docks per Unit



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