

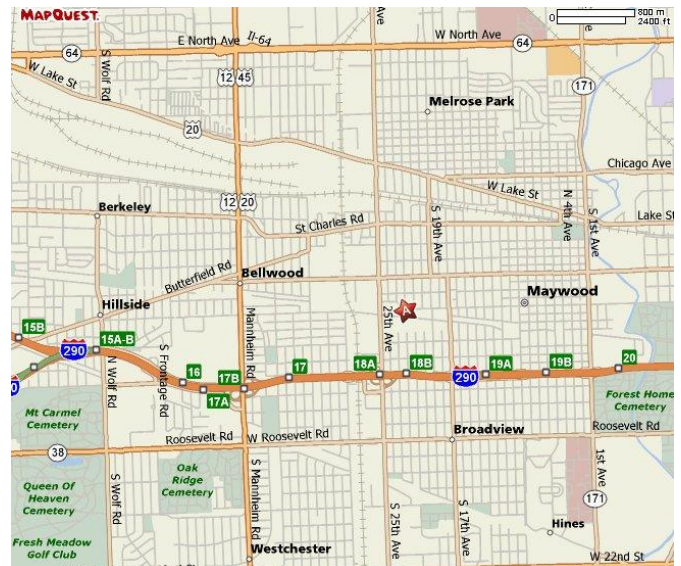


**Available for Sale or Lease**  
**49,800 Square Feet**  
**Divided Into Two Units**  
**29,000 sf & 20,800 sf**

**2150-54 Madison St**  
**Bellwood, IL**



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



- Located ½ Mile north of I-290
- Easy access to city & suburbs
- Excellent loading capabilities
- 2 Docks per Unit



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