



Melrose Park Distribution Center consists of 170,920 square feet located 9 minutes to I-294 and 7 minutes to I-290 in Melrose Park, IL.



DISTRIBUTION CENTER
MELROSE PARK

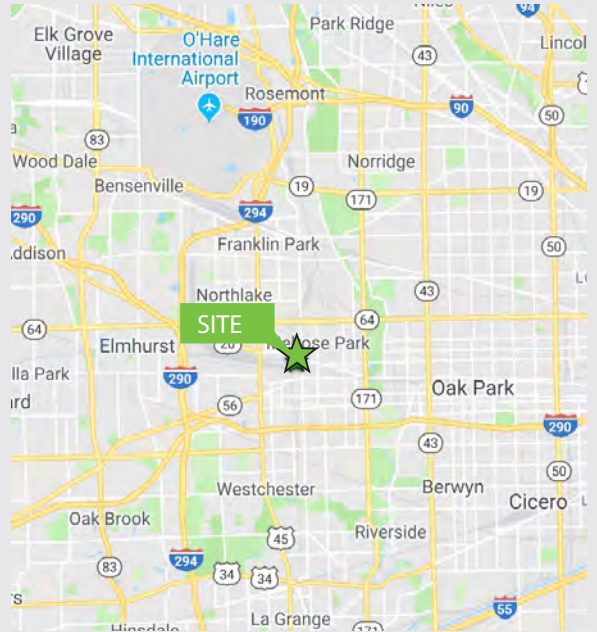
77,116 SF Available For Lease
2800 W. Lake St | Melrose Park, IL 60160



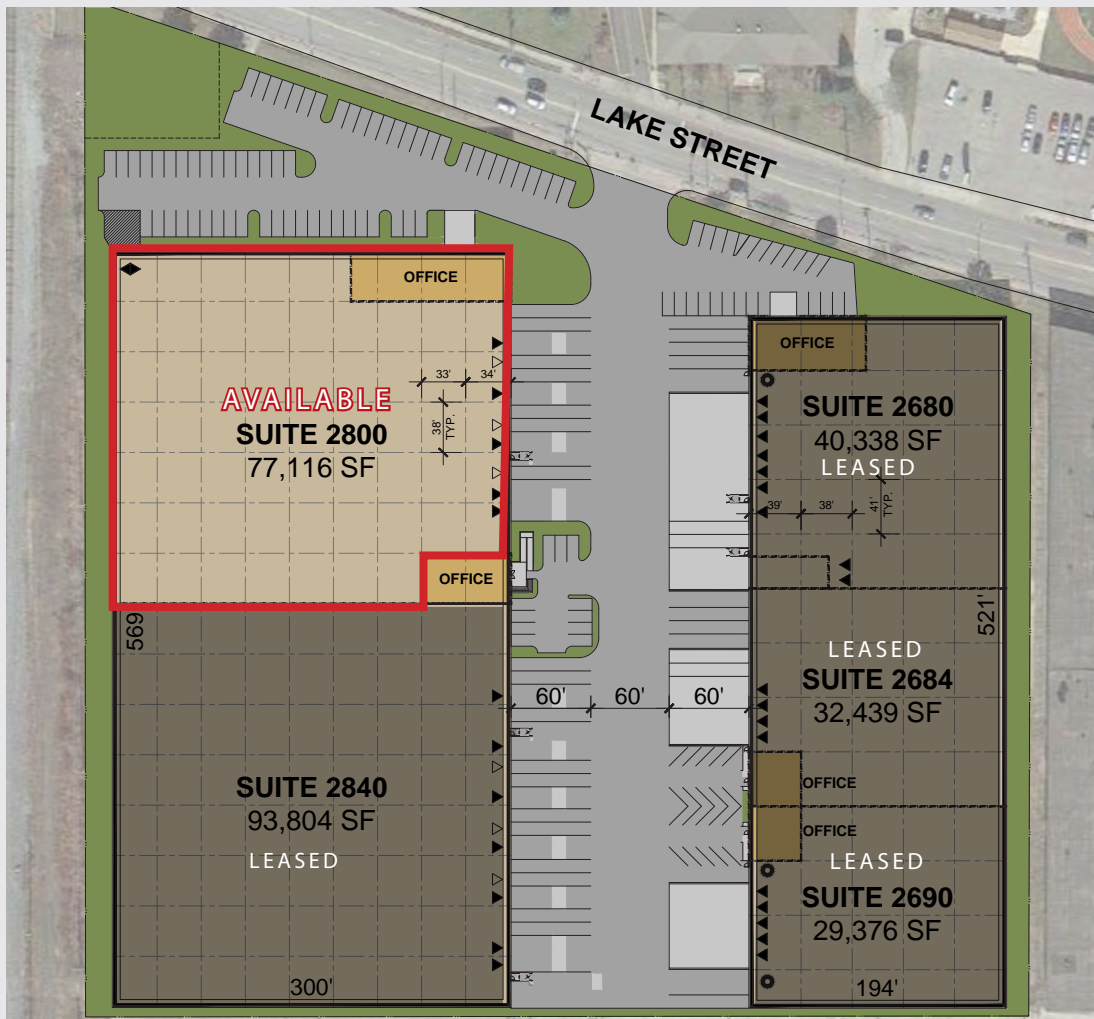
ABOUT

Melrose Park Distribution Center delivers a unique combination of logistical advantages including I-294, I-290, I-88, and I-90 access, high dock ratio, and a lighted entrance into the center.

- **Available Space:** ±77,116 SF
- **Building Size:** ±170,920 SF
- **Office Size:** ±4,500 SF
- **Building depth:** 300' deep
- **Dock Doors:** 5 Exterior (Expandable)
- **Drive-in Door:** 1
- **Car Parking:** ±65 parking spots
- **Trailer Stalls:** ±7 stalls
- **Ceiling Height:** 22'
- **Lighting:** T-5
- **Real Estate Taxes:** \$3.17 PSF
- **Insurance:** \$0.21 PSF
- **Common Area Maintenance:** \$0.98 PSF
- **Building Management:** Included in CAM



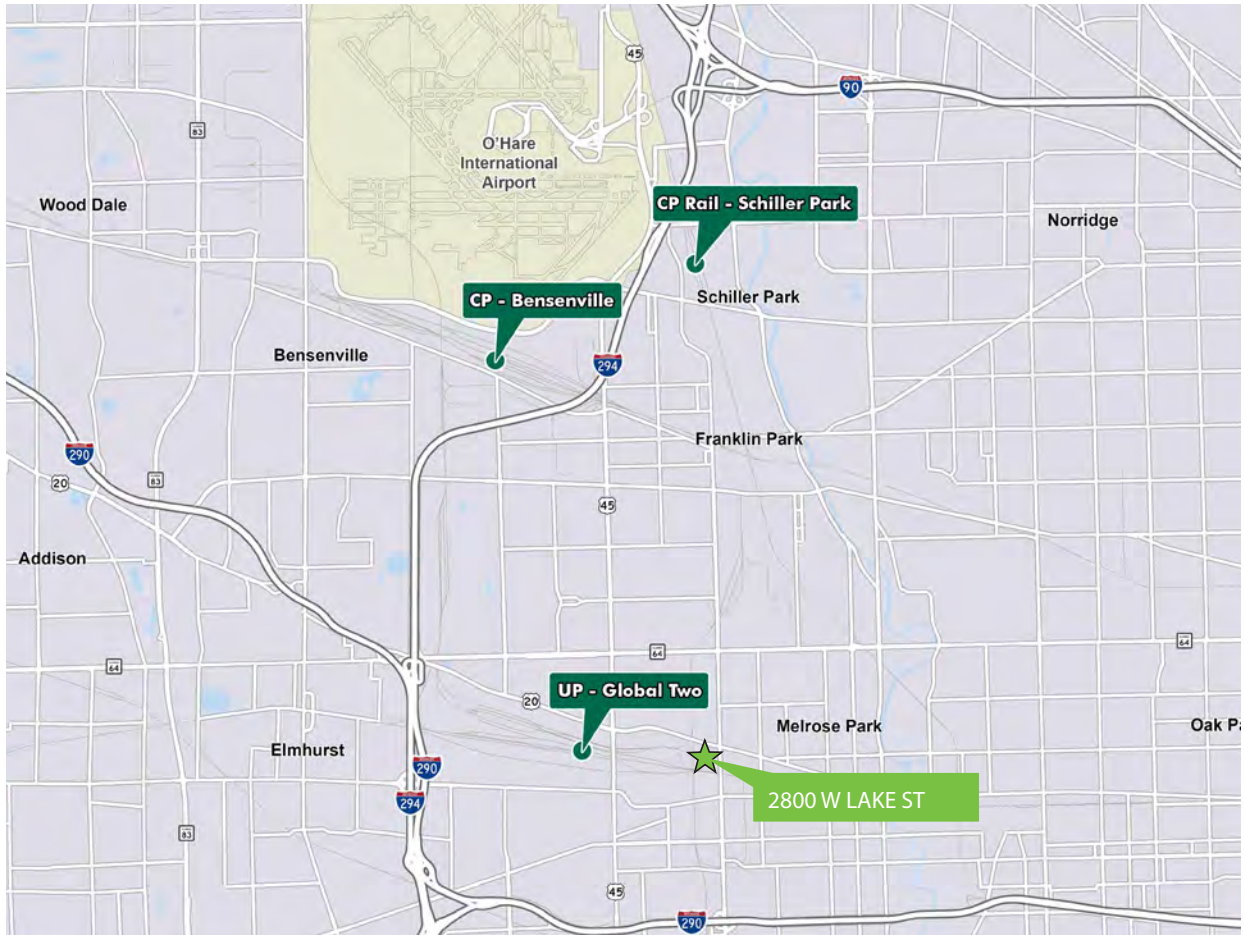
2800 W. Lake St



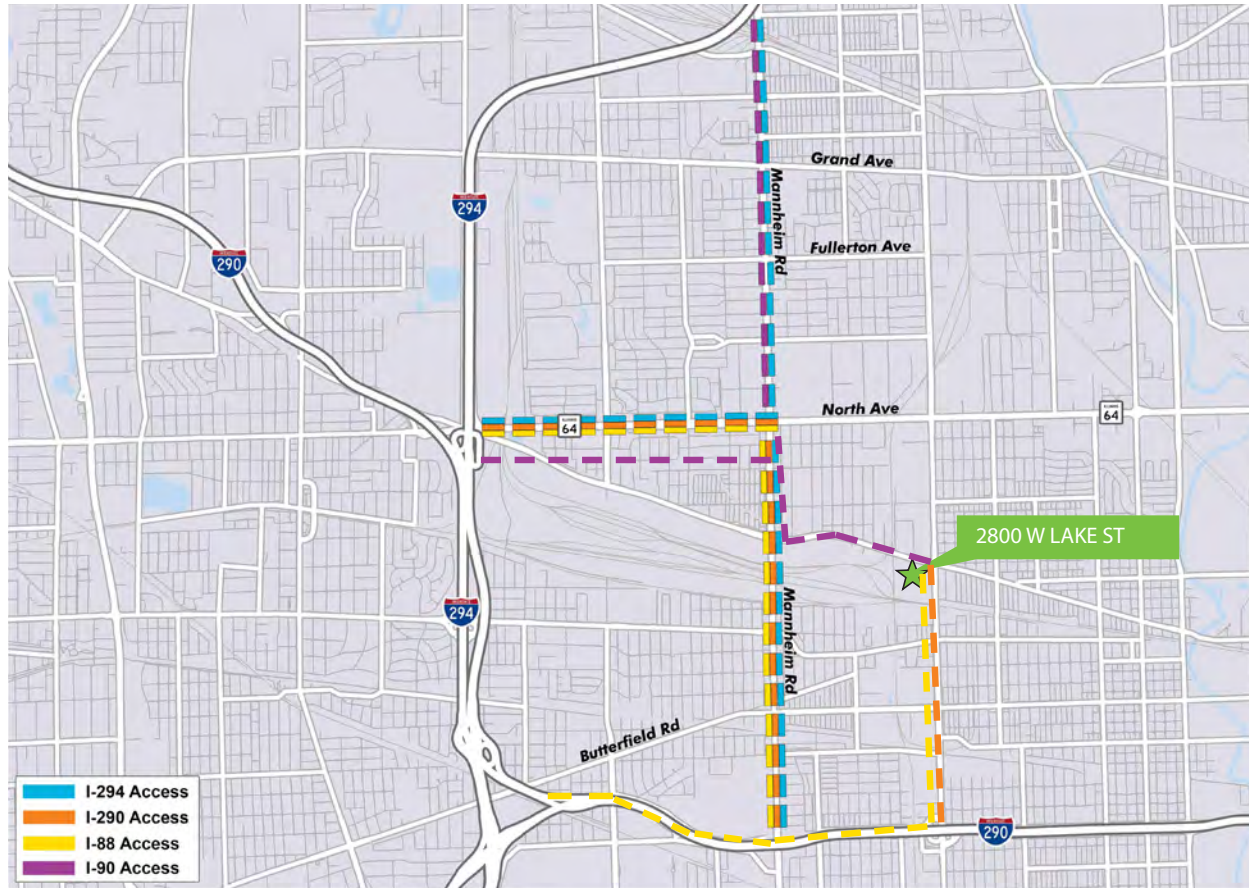
NEWLY RENOVATED OFFICE PHOTOS

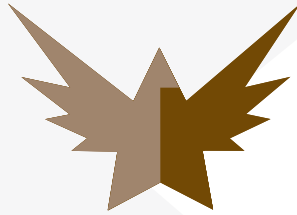


INTERMODALS MAP



HIGHWAY ACCESS MAP





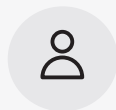
WHERE INSTITUTIONAL CAPABILITY MEETS ENTREPRENEURIAL AGILITY

SparrowHawk offers tenants and brokers speed, creativity and flexibility. Both benefit from a hands-on management philosophy rooted in local-market knowledge, transparency, experience and integrity.

Tenants and brokers are assured timely, straightforward answers and SparrowHawk values that enhance the leasing experience for the benefit of tenants and brokers and assures that each reach new heights.

sparrowhawkre.com

CBRE



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