



2600 W Washington Blvd

2600 W Washington Blvd, Bellwood, IL 60104



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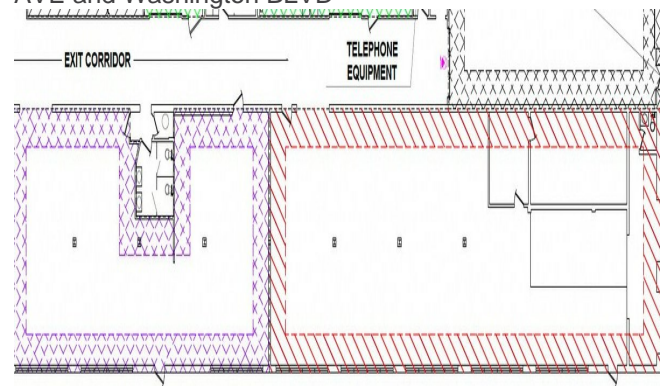


2600 W Washington Blvd

\$12.50 /SF/YR

deally located near the I-294, I-88, and I-290 expressway network, this beautifully maintained industrial property sits just north of I-290 at the corner of 25th Avenue and Washington Boulevard. The building offers convenient employee and client parking, with the option to combine the units into one larger space for added convenience and flexibility. The larger unit includes direct access to two exterior box-truck docks, two shared exterior docks for semi-truck loading from Washington Boulevard, and an interior overhead door for efficient loading through the common drive-in area. The smaller unit also offers access to the shared semi-truck docks and an interior overhead door with loading through the common drive-in area. Call today to schedule a showing....

- Easy access to dock and drive in areas for loading and unloading. Really convenient entrance trough 25th AVE and Washington BLVD



NSFORMER AND PANELS (2) SUITE R4

SUITE R5



Rental Rate:	\$12.50 /SF/YR
Min. Divisible:	2,580 SF
Property Type:	Flex
Property Subtype:	Light Manufacturing
Building Class:	B
Rentable Building Area:	42,685 SF
Year Built:	1958
Taxes:	\$0.27 USD/SF/MO
Operating Expenses:	\$0.01 USD/SF/MO
Rental Rate Mo:	\$1.04 /SF/MO

1st Floor Ste G

1

Space Available	2,706 SF
Rental Rate	\$12.50 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	3 Years

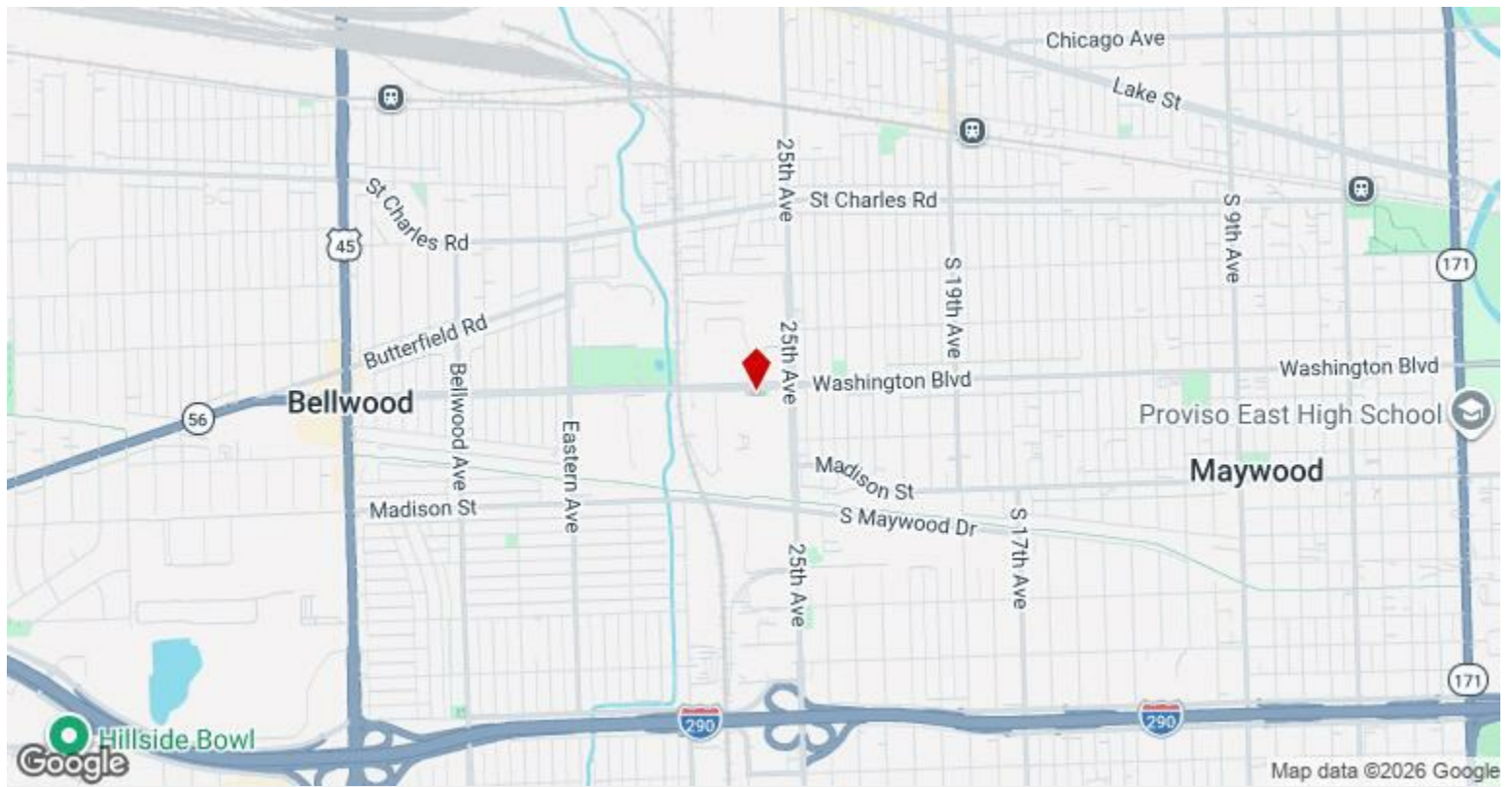
Spacious industrial lease opportunity with one drive-in door and two shared exterior docks for loading and unloading, plus access to two exterior docks from Washington Boulevard. Ideally located just north of I-290 at the corner of 25th Avenue and Washington Boulevard, with easy access to I-294 and I-88. This well-maintained building offers convenient employee and client parking and efficient truck loading and unloading. Call to schedule a showing.

1st Floor Ste R4-R5

2

Space Available	2,580 - 6,725 SF
Rental Rate	\$12.50 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	3 Years

Spacious industrial lease opportunity offering one drive-in door and the flexibility to expand up to 6,725 square feet. With the additional square footage, the property also includes access to two exterior docks and dual access from Washington Boulevard and 25th Avenue. Prime industrial location near the I-294, I-88, and I-290 expressway network, just north of I-290 at the corner of 25th Avenue and Washington Boulevard. This beautifully maintained building offers convenient employee and client parking, as well as efficient access for truck loading and unloading. Call to setup a showing!



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Property Photos



Aerial



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Primary Photo

Property Photos



Property Photos



Building Photo



Building Photo

Property Photos



Building Photo

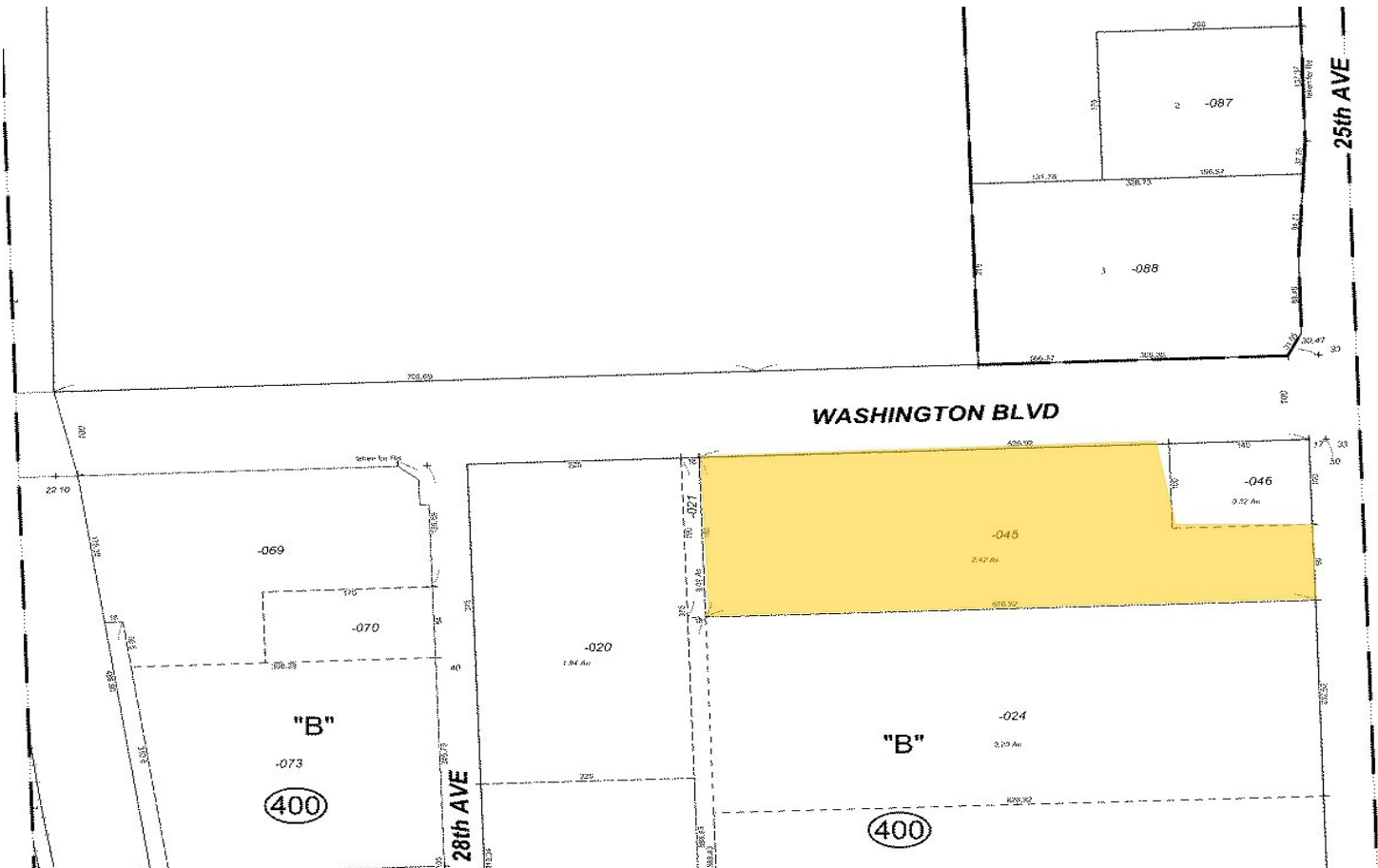


Building Photo

Property Photos



Building Photo



Property Photos



Building Photo



Building Photo

Property Photos



Aerial



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



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