

INDUSTRIAL SPACE FOR LEASE - DIVISIBLE WITH HIGH POWER

**1400 - 1450 N 25<sup>th</sup> AVE**  
MELROSE PARK, ILLINOIS

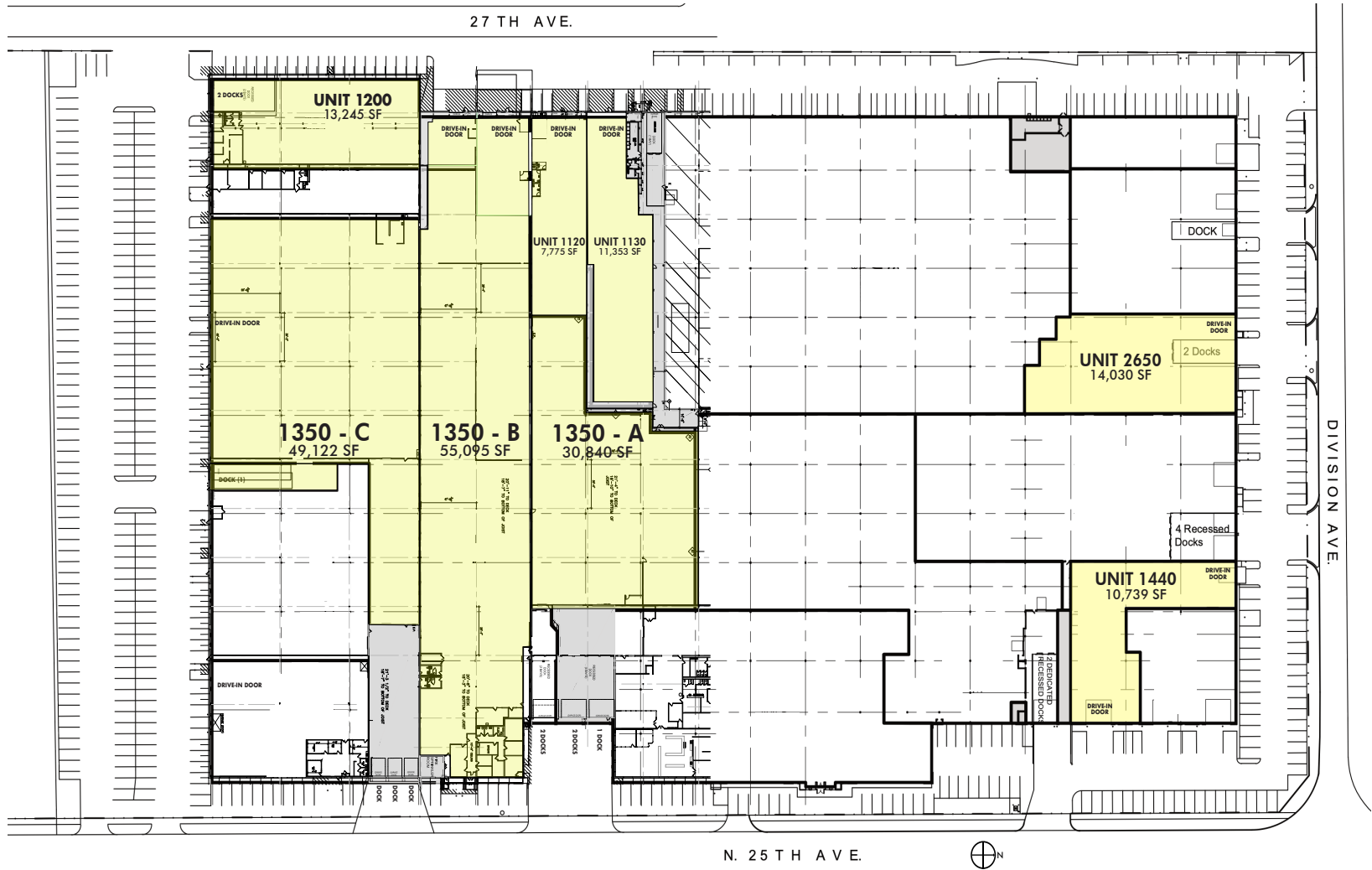
14,030 - 154,185 SF



# 1400-1450 N 25<sup>th</sup> AVENUE

MELROSE PARK, ILLINOIS

## FOR LEASE

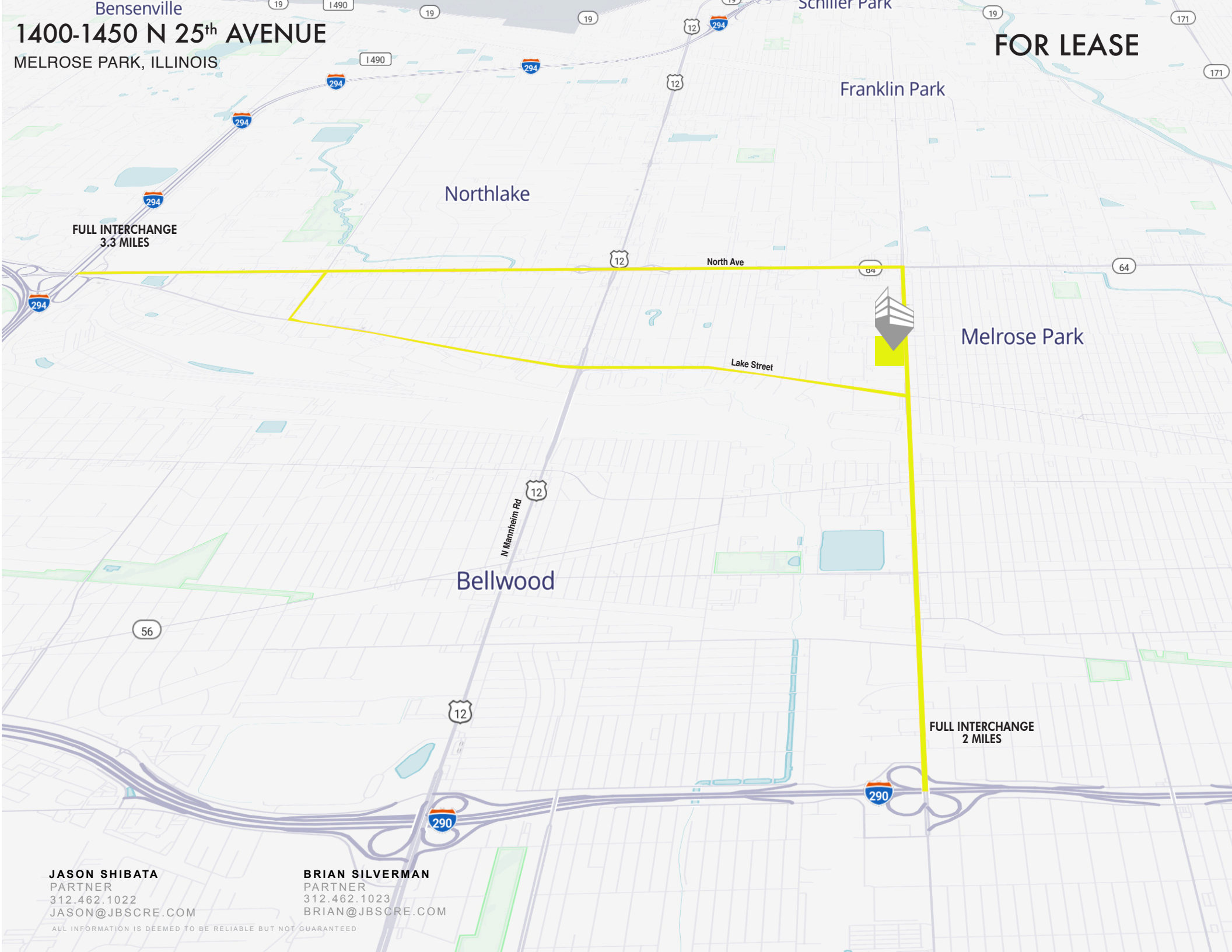


SPACE	SIZE (SF)	LEASE RATE	OFFICE SIZE	DOCKS	DRIVE-IN DOORS	POWER	HVAC	AVAILABILITY	COMMENTS
1120	7,775 SF	\$6.00 PSF (NNN)	~500 SF	None	(1) Drive-in Door	250 AMPS, 208 V		Available 04/01/2026	Expandable to: ~50,000 SF
1440	10,739 SF	\$6.00 PSF (NNN)	~500 SF	(1) Common Dock	(2) Drive-in Doors	Panel 1: 225 AMPS, 208 V Panel 2: 225 AMPS, 480 V		VACANT	
1130	11,353 SF	\$6.00 PSF (NNN)	No Current Office	None	(1) Drive-in Door	Panel 1: 250 AMPS, 480 V Panel 2: 250 AMPS, 208 V		VACANT	
1200	13,245 SF	\$6.00 PSF (NNN)	~ 1,300 SF	(2) Private	None	Panel 1: 250 AMPS, 208 V Panel 2: 250 AMPS, 480 V		VACANT	
2650	14,030 SF	\$6.00 PSF (NNN)	~4,000 SF	(2) Private	(1) Drive-in Door	Panel 1: 200 AMPS, 480 V Panel 2: 250 AMPS, 208 V		VACANT	24' Ceiling Height Clear
1350 - A	30,840 SF	\$6.00 PSF (NNN)	No Current Office	(5) Common	(1) Ramped Dock		100% AC	VACANT	Expandable to: ~50,000 SF with small office and Drive-in Door
1350 - B	55,095 SF	\$6.00 PSF (NNN)	~ 2,000 SF	(8) Common	(1) Ramped Dock (2) Dedicated Drive-in Doors		100% AC	VACANT	
1350 - C	49,122 SF	\$6.00 PSF (NNN)	No Current Office	(8) Common, (1) Private	(1) Drive-in Door		100% AC	VACANT	
1350	135,057 SF	\$6.00 PSF (NNN)	~ 2,000 SF	(5) Common, (3) Private	(3) Drive-in Doors, (1) Ramped Dock	1,600 AMPS, 480 V	100% AC	VACANT	Expandable to: ~175,000 SF

ALL INFORMATION IS DEEMED TO BE RELIABLE BUT NOT GUARANTEED

**1400-1450 N 25<sup>th</sup> AVENUE**  
MELROSE PARK, ILLINOIS

**FOR LEASE**



FULL INTERCHANGE  
3.3 MILES

FULL INTERCHANGE  
2 MILES

**JASON SHIBATA**  
PARTNER  
312.462.1022  
JASON@JBSCRE.COM

**BRIAN SILVERMAN**  
PARTNER  
312.462.1023  
BRIAN@JBSCRE.COM

ALL INFORMATION IS DEEMED TO BE RELIABLE BUT NOT GUARANTEED