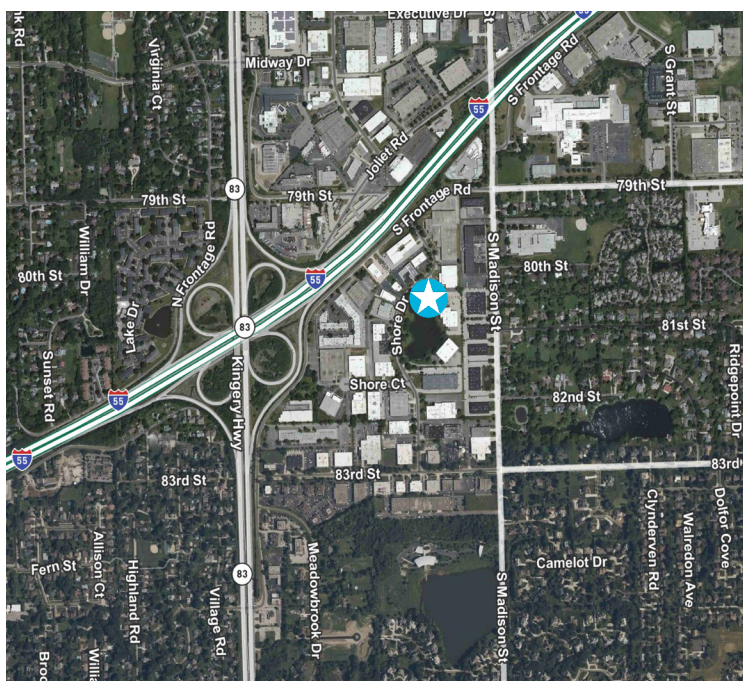


111 Shore Drive Burr Ridge, IL

8,790 SF Available For Sale in DuPage County



Property Specifications

Site Size	0.94-acres
Building Size	8,790 SF
Office Size	+/- 5,000 SF (can be reduced) 250 SF mezzanine office (incl. in overall SF)
Loading	1 drive-in door (12' x 14')
Ceiling Height	15' clear
Car Parking	±35 spaces
Real Estate Taxes	\$1.61 PSF
Asking Sale Price	Subject to offer

111 Shore Drive
Burr Ridge, IL

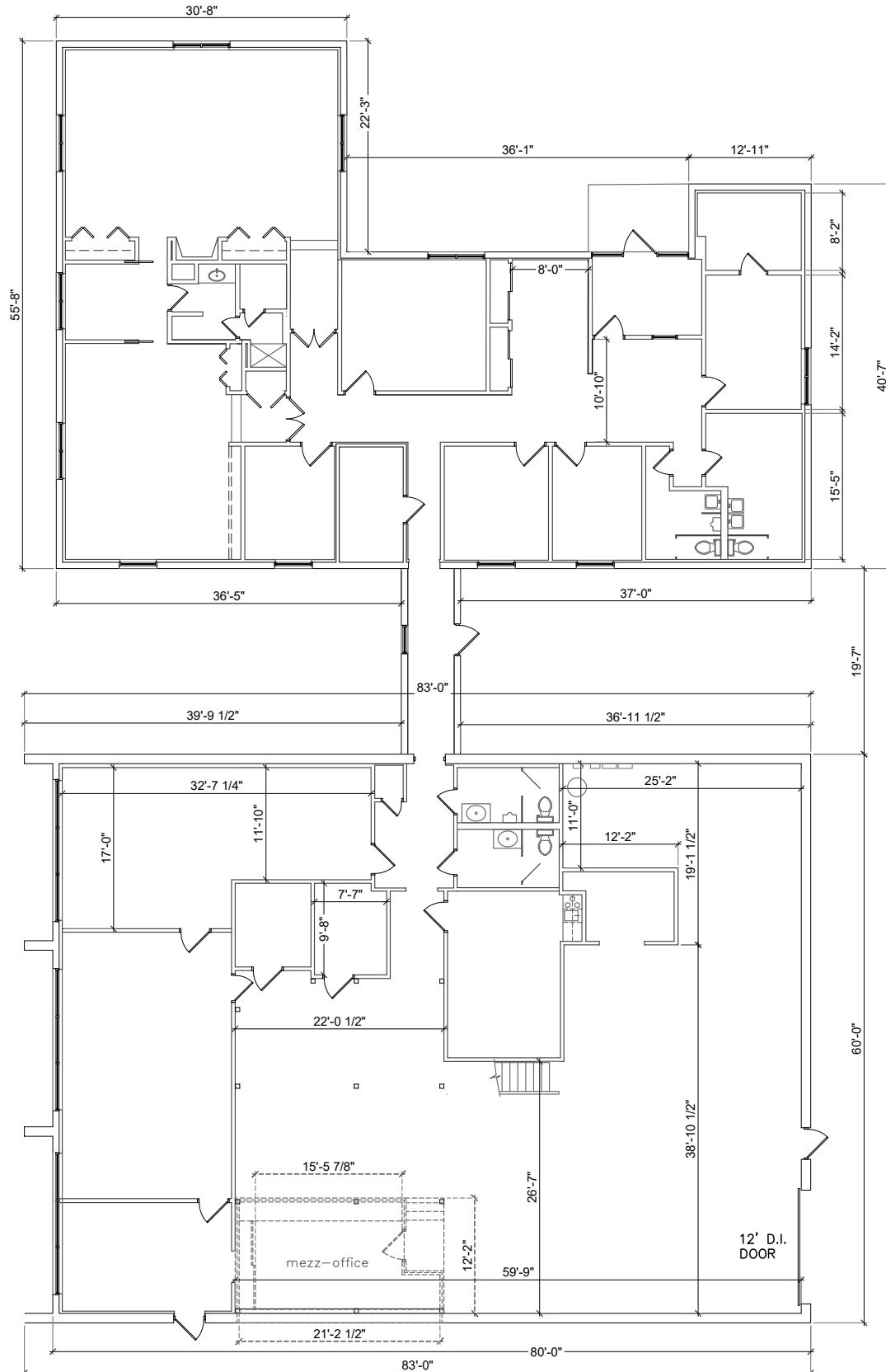
For Sale

Highlights

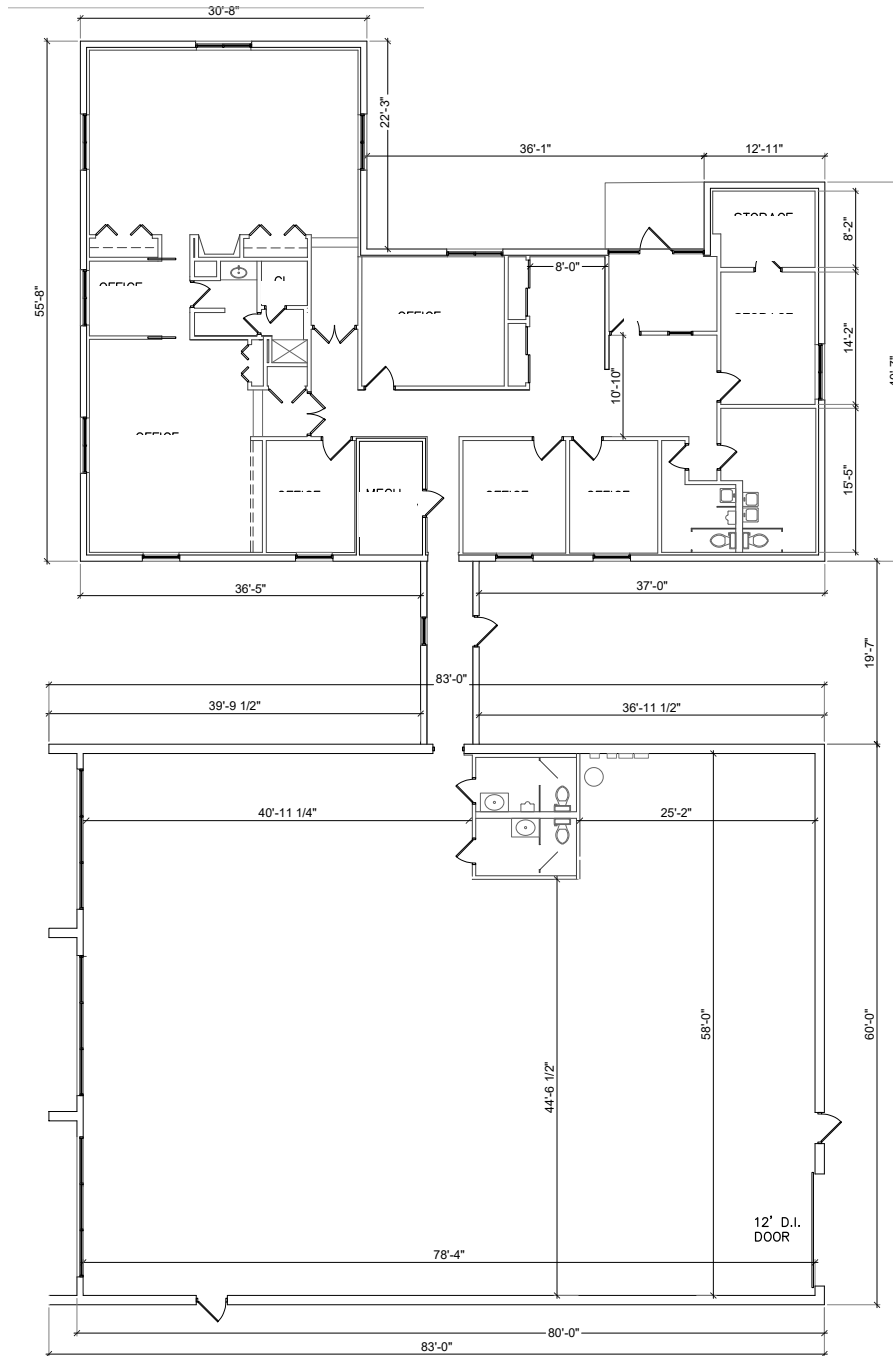
- Immediate access to I-55 and IL-Rte. 83, quick access to I-294
- Located in highly desirable Burr Ridge business park
- Low DuPage County taxes
- Potential for outside storage
- Well-maintained by owner
- 13 miles to Midway Int'l Airport, 21 miles to O'Hare Int'l Airport



Existing Conditions



Potential Reduced Office Layout



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