

1421 W. Fullerton Avenue • Addison IL

±21,000 SF Food Production Facility For Sale



FOR MORE INFORMATION CONTACT:

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*Rare opportunity to
acquire a fully fixtured
food production facility.*

1421 W. Fullerton Avenue is a ±21,000 SF single story industrial building located on a 1.4 acre land parcel in Addison, Illinois in the booming O’Hare industrial submarket. The property represents a rare opportunity to acquire a fully fixtured food production facility with a full commercial kitchen and plentiful freezer / cooler space.

Currently functioning as a headquarters for a local catering company, the fully sprinklered building boasts 16 ft ceilings throughout, two (2) covered truck high loading docks with and three (3) overhead / drive-in doors.

Recent capital improvements include a new tear off roof (2021), new 20-ton HVAC system servicing the kitchen area, and significant kitchen infrastructure & equipment valued at over \$500,000. Ideal owner / user opportunity or attractive opportunity for an investor to obtain premium lease rate due to the existing FF&E in place.

PROPERTY HIGHLIGHTS

- Rare free standing food production building with significant FF&E and plentiful freezer / coolers in place
- Fully fixtured, “plug and play” space for food manufacturers and / or co-packers
- Significant recent capital improvements include new roof and HVAC system
- DuPage county location helps shield against property tax uncertainty



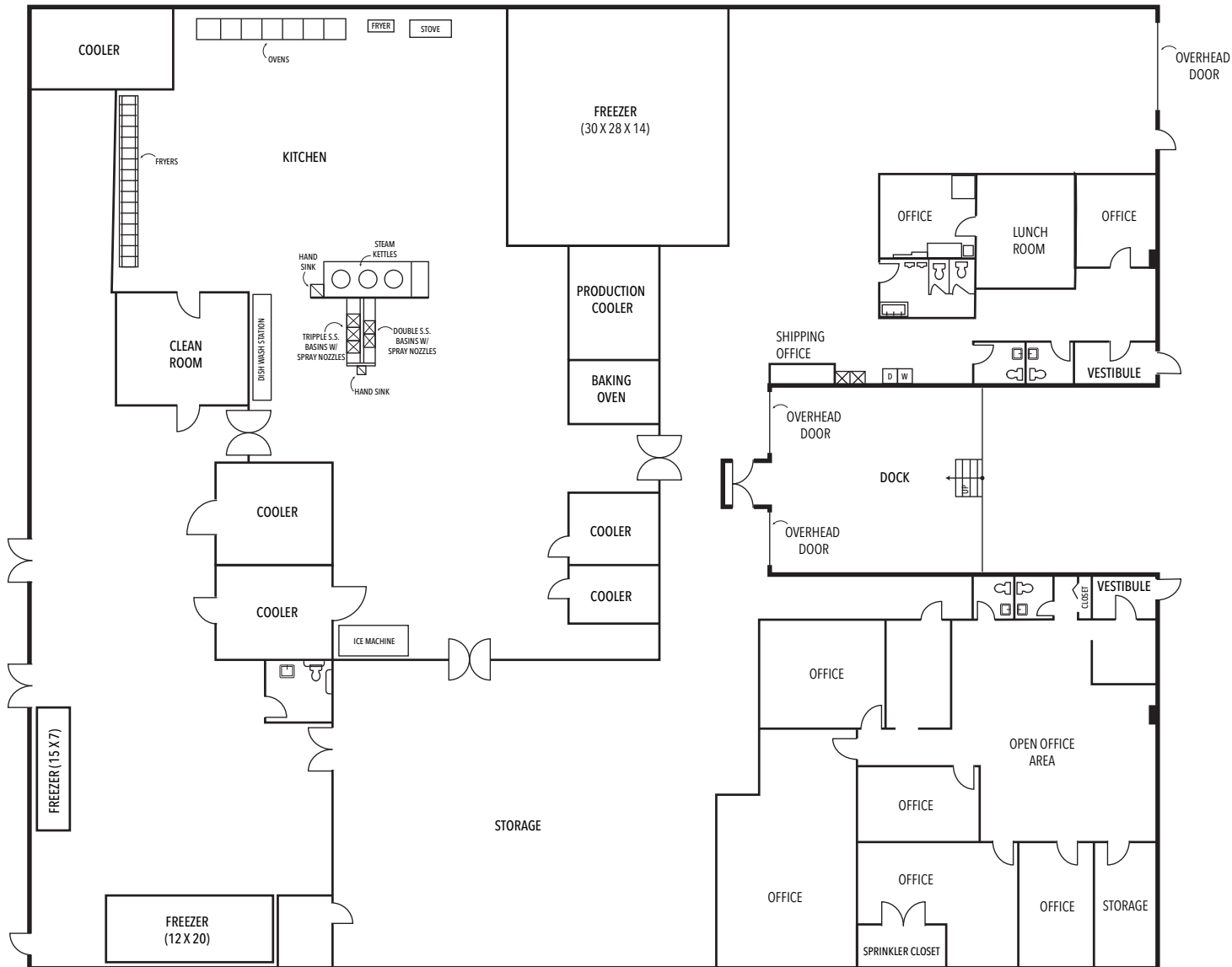
BUILDING INFORMATION	
BUILDING SIZE:	20,860 SF
LAND SIZE:	60,900 SF (1.4 acres)
PARKING:	30+ spaces
OFFICE SIZE:	±5,000 SF
POWER:	480 V 3Phase 800AMP
FF&E:	6 coolers, 3 freezers, ±7,000 SF fully fixtured kitchen / prep space <i>Detailed list of equipment available upon request</i>
CEILING HEIGHT:	16'
LOADING:	2 truck high docks 3 overhead/drive-in doors
YEAR BUILT:	1973
ZONING:	I-1
COUNTY:	DuPage
2021 RE TAXES:	\$33,430
ASKING PRICE:	\$2,399,999

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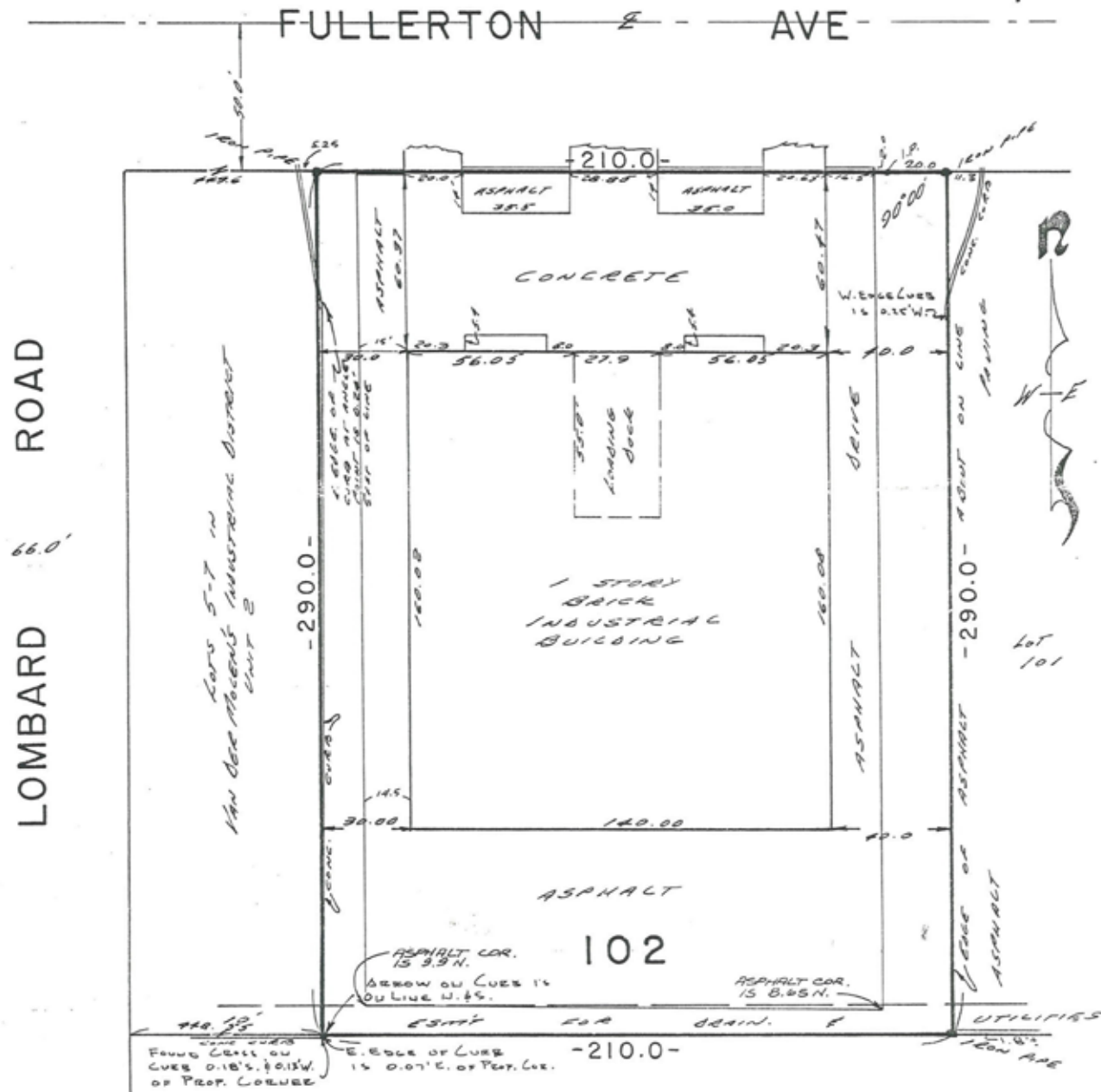


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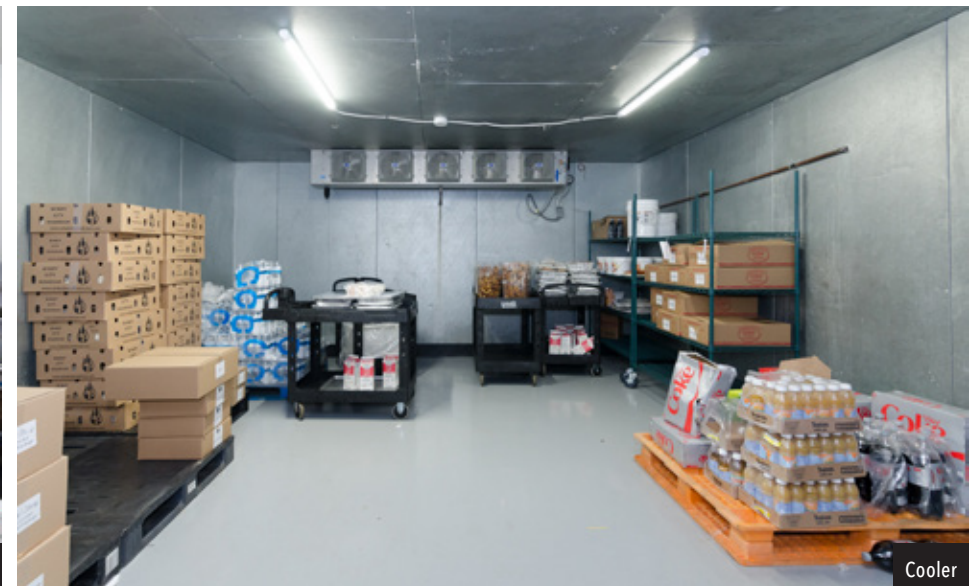
Commercial Kitchen



Kitchen / Prep Area



Large Freezer



Cooler

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Warehouse Area



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Rear Parking Area



Conference Room



Covered Loading Dock



Office Space



Private Office

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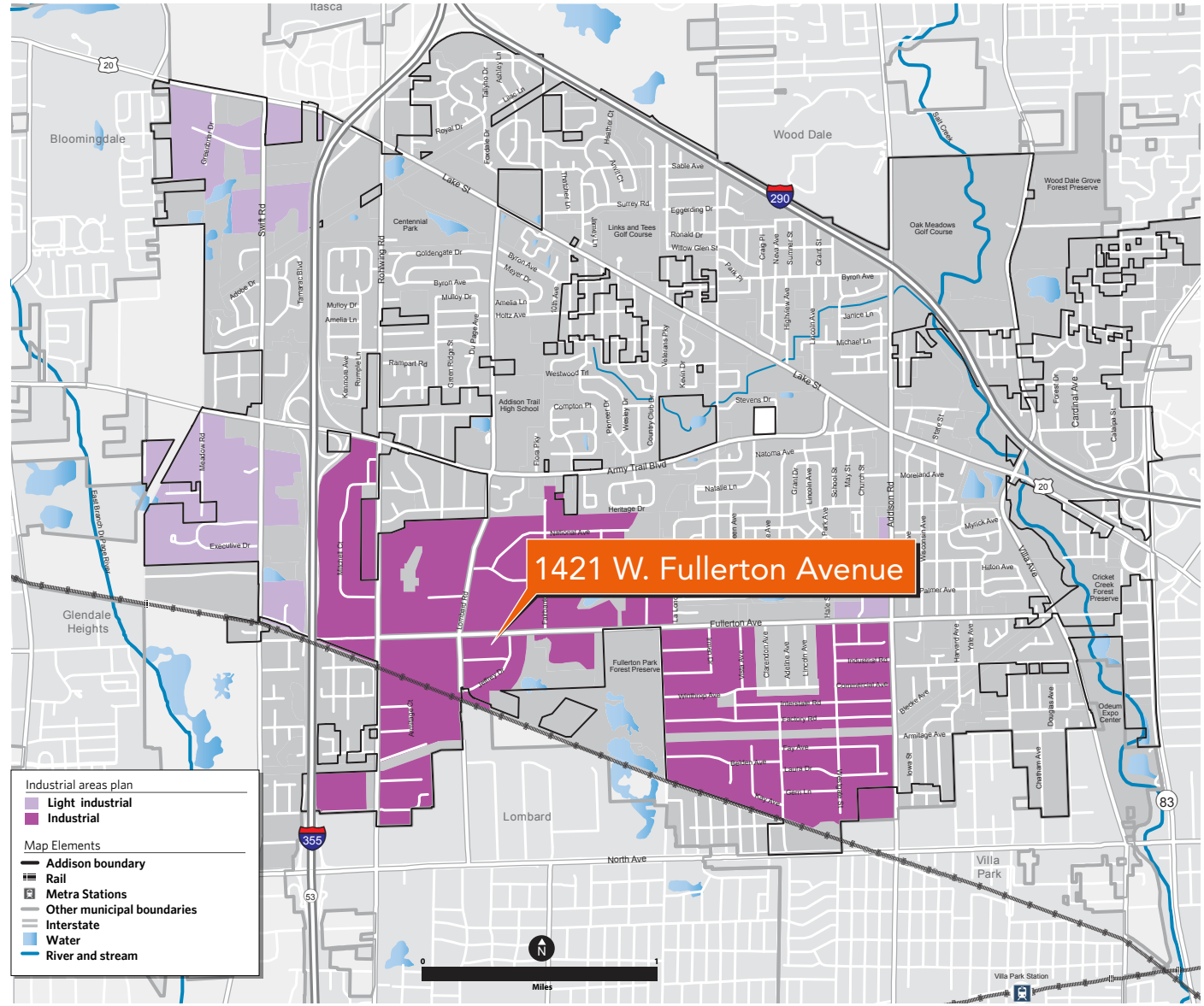


Market Overview

Addison is a regional manufacturing and industrial center that continues to attract employees and investment to the Village. Due to its access to Interstates I-290 and I-355, Addison has capitalized on its ability to attract businesses that place a premium on highway accessibility.

The Village maintains a substantial base of businesses in the manufacturing, wholesale trade, transportation, and warehousing sectors. Industrial businesses vary from small-scale general auto part manufacturers to large-scale and specialized aircraft accessory manufacturers.

Overall, the Village also has approximately 1,882 acres of land devoted to industrial uses, making it the largest industrial area in DuPage County. The employment base is particularly strong in the manufacturing, wholesale trade and transportation and warehousing sectors.

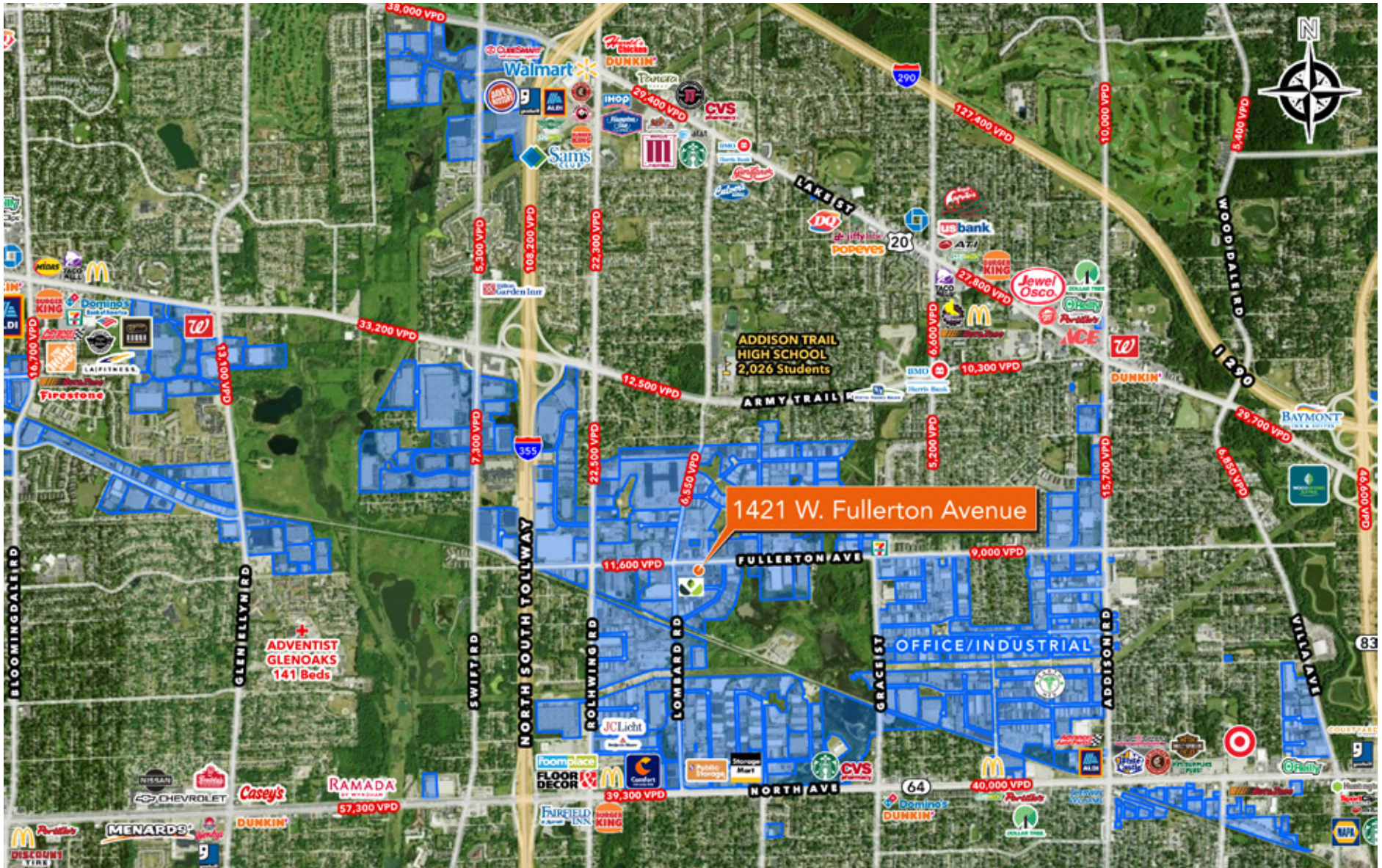


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