

31 S. Mitchell Court, Addison, IL



ML REALTY
PARTNERS



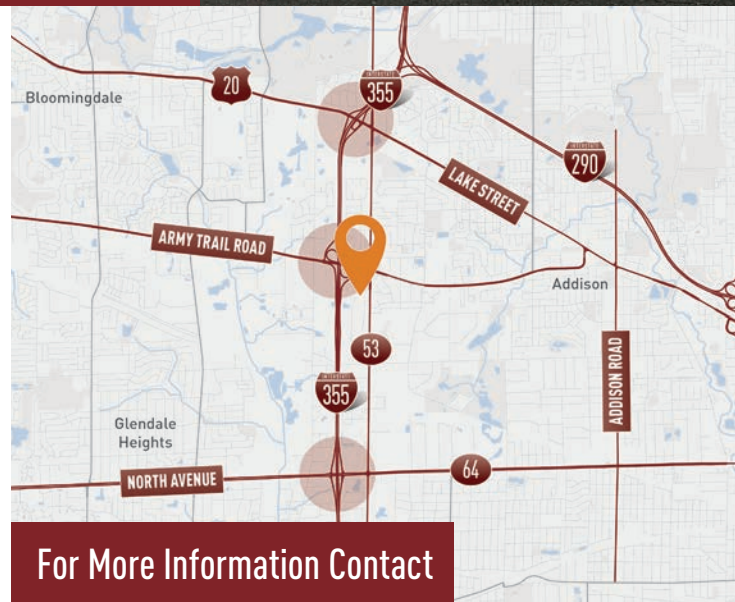
55,120 SF AVAILABLE

Building Specifications

Building Size:	55,120 SF
Available:	55,120 SF
Main Office:	5,573 SF
Warehouse Office:	2,207 SF
Mezzanine Space:	3,043 SF (Not Included in Building Square Footage)
Clear Height:	24' Clear
Loading:	4 Exterior Docks (Expandable)
Drive in Doors :	1
Electric:	3,000 Amps @ 480/277 Volts
Car Parking:	60 Spaces (Expandable)
Column Spacing:	40' x 40'
Sprinkler:	ESFR

Building Features

- › High-image standalone facility
- › Low DuPage County taxes
- › Immediate access to I-355 via Army Trail Road
- › Interstate visibility (±114,000 VPD)
- › Warehouse locker and break rooms



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FULL 4-WAY INTERCHANGE

ARMY TRAIL ROAD

- ±114,000 Vehicles Per Day
- Immediate Access to 355

SWIFT ROAD

ROHLWING ROAD



Master Plan Rendering

