

31 S. Mitchell Court, Addison, IL



ML REALTY  
PARTNERS



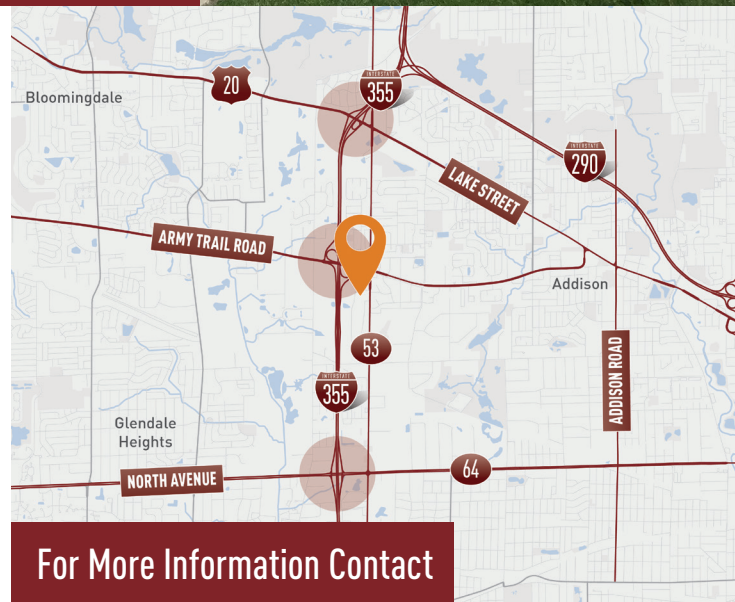
# 55,120 SF AVAILABLE

## Building Specifications

Building Size:	55,120 SF
Available:	55,120 SF
Main Office:	5,573 SF
Warehouse Office:	2,207 SF
Clear Height:	24' Clear
Loading:	4 Exterior Docks
Drive in Doors :	1 (Ramped)
Electric:	3,000 Amps @ 480/277 Volts
Car Parking:	60 Spaces
Column Spacing:	40' x 40'
Sprinkler:	Wet

## 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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INTERSTATE 355

FULL 4-WAY INTERCHANGE

ARMY TRAIL ROAD

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

SWIFT ROAD

INTERSTATE 355

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ROHLWING ROAD

## Master Plan Rendering

