

WAREHOUSE FOR SALE

1873 Busse Highway
Des Plaines, IL 60016

Denny's
Automotive Service
630.299.5270

Cathy Jama, CEO/Managing Broker
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WAREHOUSE OPPORTUNITY

All brick building spanning approximately 11,300 square feet. This property provides a substantial space suitable for various industrial or commercial purposes.

- **Current Use:** As a functioning mechanic shop, it includes features conducive to automotive repair or related services.
- **Year Built:** Constructed in 1957, the property might exhibit sturdy construction, potentially showcasing robust materials common in buildings from that era.
- **HVAC System:** The unique feature of heating and air conditioning throughout all buildings is rare for warehouses of this nature. This feature provides a more comfortable work environment, which can be advantageous for employees and the preservation of sensitive equipment or materials.
- **Proximity to Major Routes:** Being close to I-294 and only minutes away from O'Hare Airport is a significant advantage for logistics, transportation, and accessibility, facilitating easy movement of goods and services.
- **Adaptability:** While presently used as a mechanic shop, the property's layout and amenities could potentially accommodate various other industrial or commercial operations.
- **Zoning and Compliance:** Zoned M-1 – Limited Manufacturing. Prospective buyers should conduct due diligence regarding zoning regulations to ensure that their intended use aligns with local ordinances and regulations.
- **Condition and Renovation:** As the building was constructed in 1957, it might require updates or renovations to modernize the infrastructure or meet specific business needs.



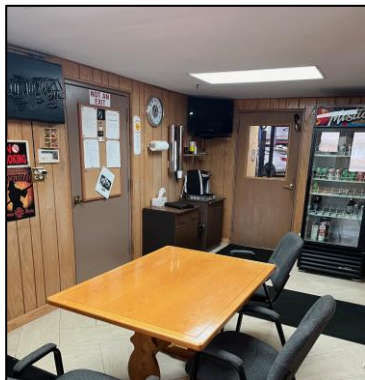
Main Office



Office



Entryway



Customer Area



**Front Stairs to
2nd Floor**

Building Specifications:

Address:
1873 Busse Highway
Des Plaines, IL 60016

Space Square Footage:
Approx. 11,300/sf

PIN: 09-21-107-041-0000
09-21-107-043-000

L-Shaped Brick Building
2 Drive-in Doors
Air Conditioned & Heated Throughout
Ceiling Height – 14’
Large Office Space
Customer Waiting Area
2nd Floor Offices/Storage Area
Kitchenette
4 Restrooms
16 Surface Parking Spaces
2022 Real Estate Taxes - \$52,682.26
List Price: \$1,450,000





Warehouse



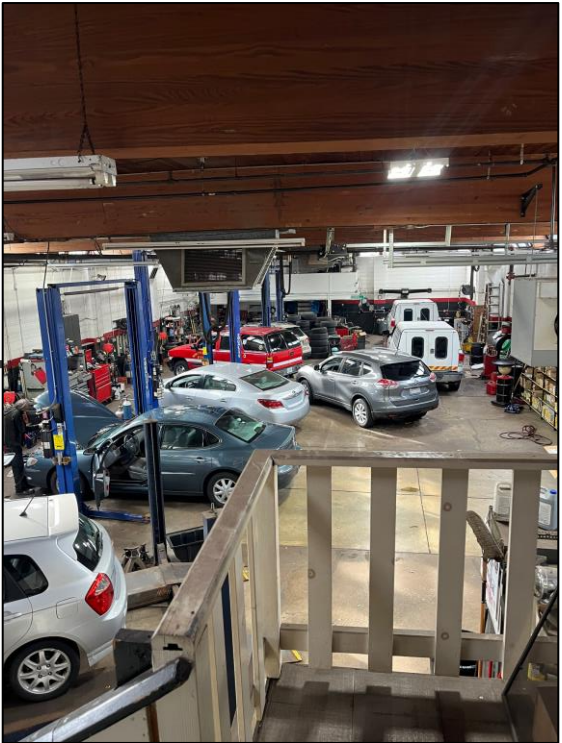
12' Overhead Door



Warehouse Office



**Warehouse
Loft -
Storage**



View From 2nd Floor



Warehouse



8' Overhead Door



Parking Lot



Warehouse



Drive Aisle to 8' Overhead Door

2nd FLOOR

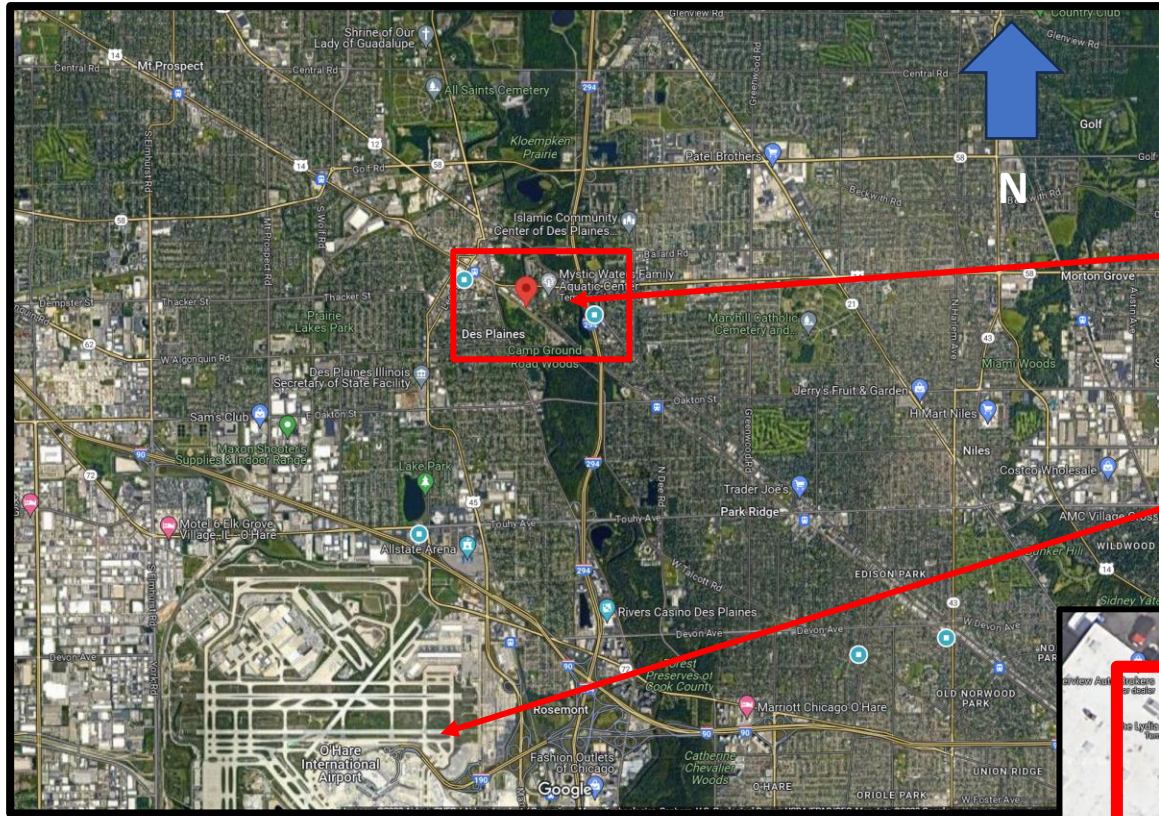
2nd Floor Office #2



2nd Floor Office



2nd Floor Kitchenette

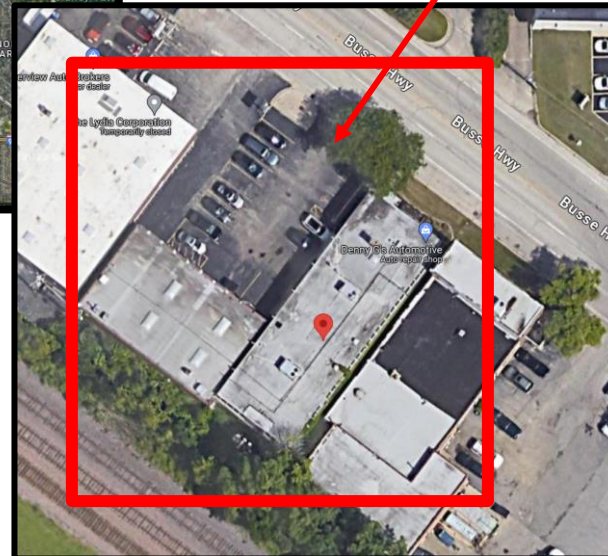


MAP

1873 Busse Hwy, Des Plaines

10 Minutes to O'Hare Airport

Minutes to I-294, I-90 and other Major Thoroughfares





CONTACT US TODAY TO SCHEDULE A PRIVATE TOUR

Cathy Jama

CEO/Managing Broker

CJ Commercial Real Estate Solutions

630.881.6260 or email at cathy@cjcres.com

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