

# Available

8164 S. Madison  
Burr Ridge, IL  
6958 Sq. Ft.



3100 Dundee Road, Suite 116  
Northbrook, IL 60062  
P 847.498.1000 F 847.205.9723  
www.kormanlederer.com

## Specification Sheet

### General

Street *8164 S. Madison*

City *Burr Ridge*

County *Du Page*

Ind. Pk. Or Dist. *Hinsdale Center for Industry*

Zoning *Industrial*

Possession *April 2009*

Parking *17 Cars*

Sale Price *NFS*

Lease Price *\$8.50 Gross \$/SF*

Real Estate Taxes *\$0.88 \$/SF*

Tax Year *2006*

### Building Information

Space Available *6958 Sq Ft*

Building Size *Part of a larger building (64,150 sq. ft.)*

Year Built *1989*

Drive In Doors *2 Size 10' X 12'*

Ceiling Hts *High: 16 Low: 16 ft.*

Construction *Masonry / Steel*

Sprinklered *Yes Wet*

Power *400 Amps 208 Volts*

Heating *Gas*

Truck Docks *INT EXT*

*All information herein is from sources deemed reliable but not guaranteed accurate.*

*Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.*

Agent **Harley Korman**

**Korman/Lederer & Associates**

Phone (847) 498-1000

hkorman@kormanlederer.com