

CONTINENTAL COMMONS

32,396 SQ. FT. AVAILABLE
(DIVISIBLE TO 14,951 SF)
5109 W. Lake Street, Melrose Park, IL

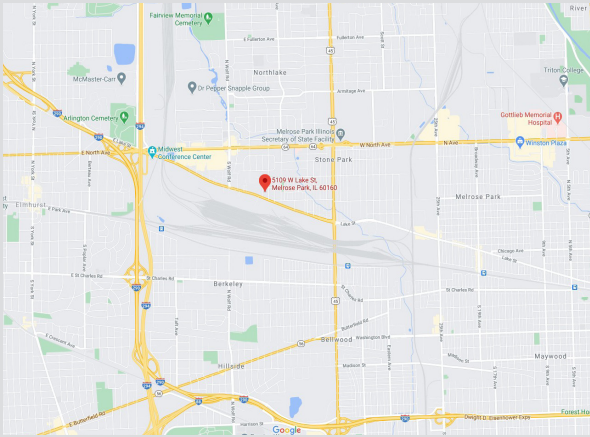


PROPERTY OVERVIEW

dalfen.com

CONTINENTIAL COMMONS

5109 W. Lake St, Melrose Park, IL



86,644 SQ. FT.

Total Building Size

3.04 acres

LEASING



Al Caruana

al.caruana@cushwake.com

847.720.1326

Mike Labek

michael.labek@cushwake.com

312.470.2309

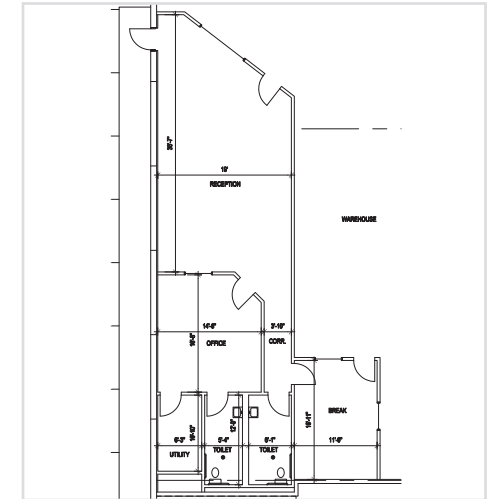
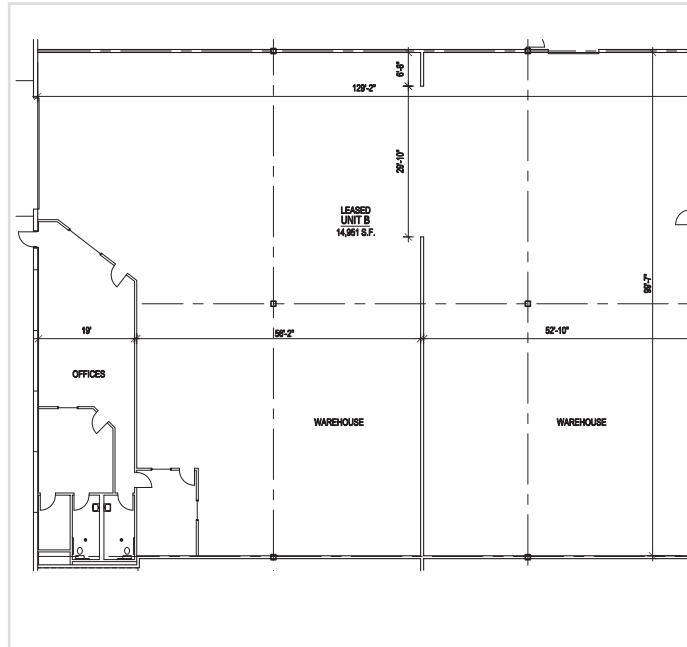
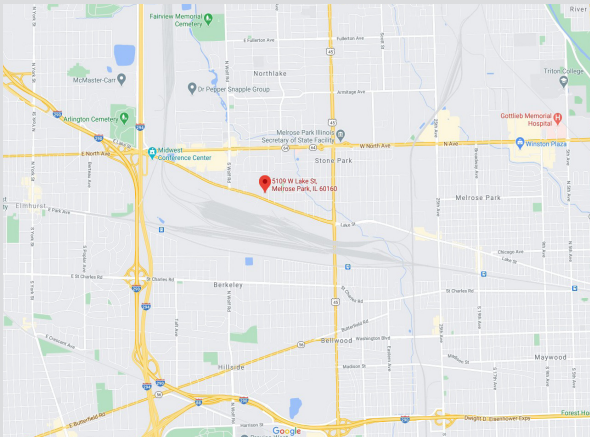


PROPERTY OVERVIEW

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CONTINENTAL COMMONS

5109 W. Lake St, Melrose Park, IL



Existing Office 1,521 SF

UNIT B - 14,951 SF

14,951 SQ. FT.

Office SF: 1,521 (approx)

Office %: 10 (approx)

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14,951 sq. ft.



24' clear height



Pre-cast construction



400 Amps @ 480 Volts



1 – oversized drive-in door
6 dock high doors with levelers
(common interior docks)



F, Light Manufacturing



Ample



ESFR Fire System



LED lighting



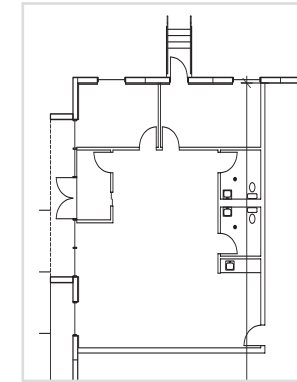
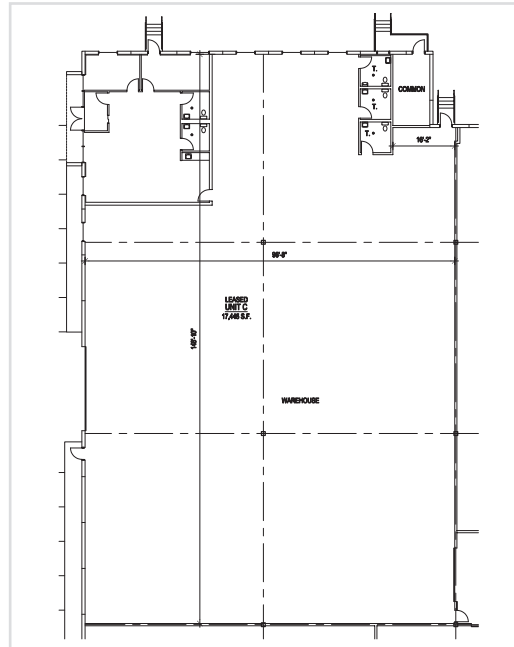
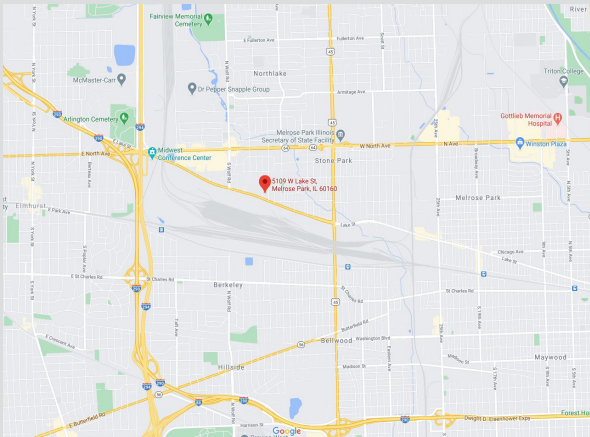
Subject to Offer

PROPERTY OVERVIEW

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CONTINENTAL COMMONS

5109 W. Lake St, Melrose Park, IL



Existing Office 1,500 SF (approx)

UNIT C - 17,445 SF

17,445 SQ. FT.

Office SF: 1,500 (approx)

Office %: 9 (approx)

LEASING



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17,445 sq. ft.



24' clear height



Pre-cast construction



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1 – oversized drive-in door
6 dock high doors with levelers
(common interior docks)



F, Light Manufacturing



Ample



ESFR Fire System



LED lighting

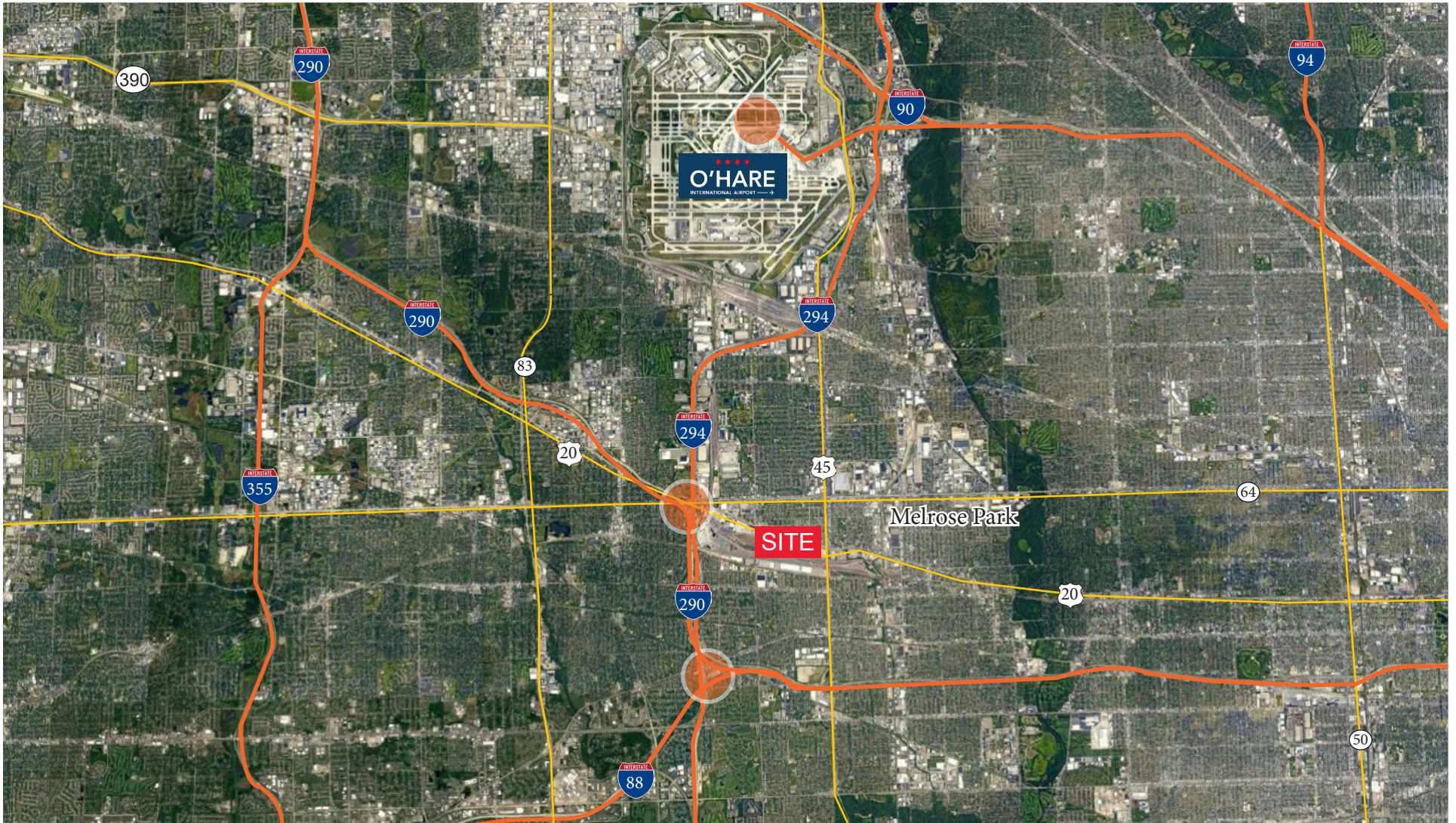


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AREA OVERVIEW

CONTINENTAL COMMONS

5109 W. Lake Street, Melrose Park, IL



DRIVE TIMES

I-294

🚗 1.2 miles ⌚ 4 min.

I-88

🚗 10 miles ⌚ 15 min.

O'Hare Int'l Airport

🚗 8.5 miles ⌚ 15 min.

I-55

🚗 13 miles ⌚ 21 min.

Chicago

🚗 16 miles ⌚ 30 min.



Dalfen

INDUSTRIAL

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