

### For Lease Industrial/Office \$6.75 SF NNN



# 1130 W. 15<sup>th</sup> Avenue Milan, Illinois 61264

#### **Property Features**

- 6,556 SF 8,000 SF of Industrial
   Warehouse available for lease along with
   1,444 SF of newly renovated office space
- Great location in Milan, just off Andalusia
   Rd. and close proximity to I-280
- Office space features:
  - Completely renovated in 2023
  - Open work area, 3 private offices, and 2 bathrooms
  - Mezzanine storage space available above the office
- Zoned I-1
- Pass-through expenses \$2.46 (includes utilities)



- Industrial space features:
  - 18' sidewalls
  - 400 amp/3-phase electrical
  - 16'x14' OH door
  - Dock OH door
  - Floor drain



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# Ruhl Commercial Company

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