



INDUSTRIAL BUILDING FOR SALE

1100 INDUSTRIAL DRIVE

BENSENVILLE, ILLINOIS 60106

5,676 SF AVAILABLE

Sale Price: \$625,000



- ◆ Free standing building.
- ◆ 50% office.
- ◆ 3 grade level doors.
- ◆ 90% financing for owner-users.
 - From **\$62,500** down payment.
- ◆ Below market, fixed interest rates.
 - Approximate blended interest rate of **6.67%**.
- ◆ Up to 25 year amortizations with no balloon payments.
 - Monthly payments as low as **\$4,144.28**.
- ◆ Pre-approval within 24 hours/Commitments within 3 days/Closings within 45 days.

PRESENTED BY:
Edward Ruskowski
Prudential American Heritage
Ph : 847.806.8369

Prudential American Heritage



FINANCING AVAILABLE:
John Atchley
Mercantile Commercial Capital
Ph : 630.640.1528
Fax : 630.904.8565
jatchley@mercantilecc.com
www.504experts.com

Mercantile Commercial Capital, LLC
Providing Lending Solutions to the Small Business Community