

# Sublease



## Refrigerated Production Plant With Freezer

450 Central Ave  
University Park, IL 60484

### Space Profile:

**Square Footage:** 8,670 SF Refrigerated Production  
3,105 SF Freezer  
3,025 SF Ambient Shipping Area  
2,000 SF Office / Employee Welfare  
16,800 SF Total

**Ceiling Height:** 26' - 33'

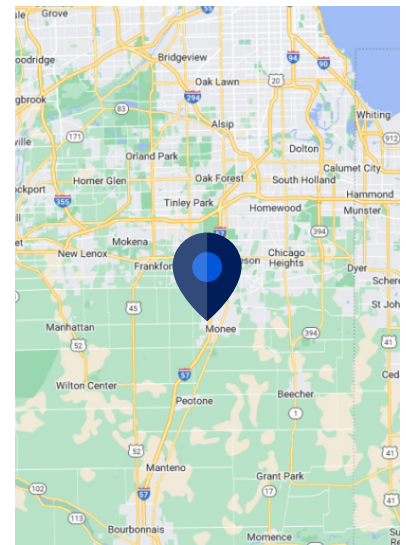
**Current Rate:** ~~\$12.38/SF NNN~~ \$8.90/SF NNN

**Docks:** Two (2) exterior docks & one (1) drive-in door

**Term:** Through July 31, 2026

### Features:

- Sealed concrete floors with drains in production area
- Freon refrigeration
- 3,600 amp electric



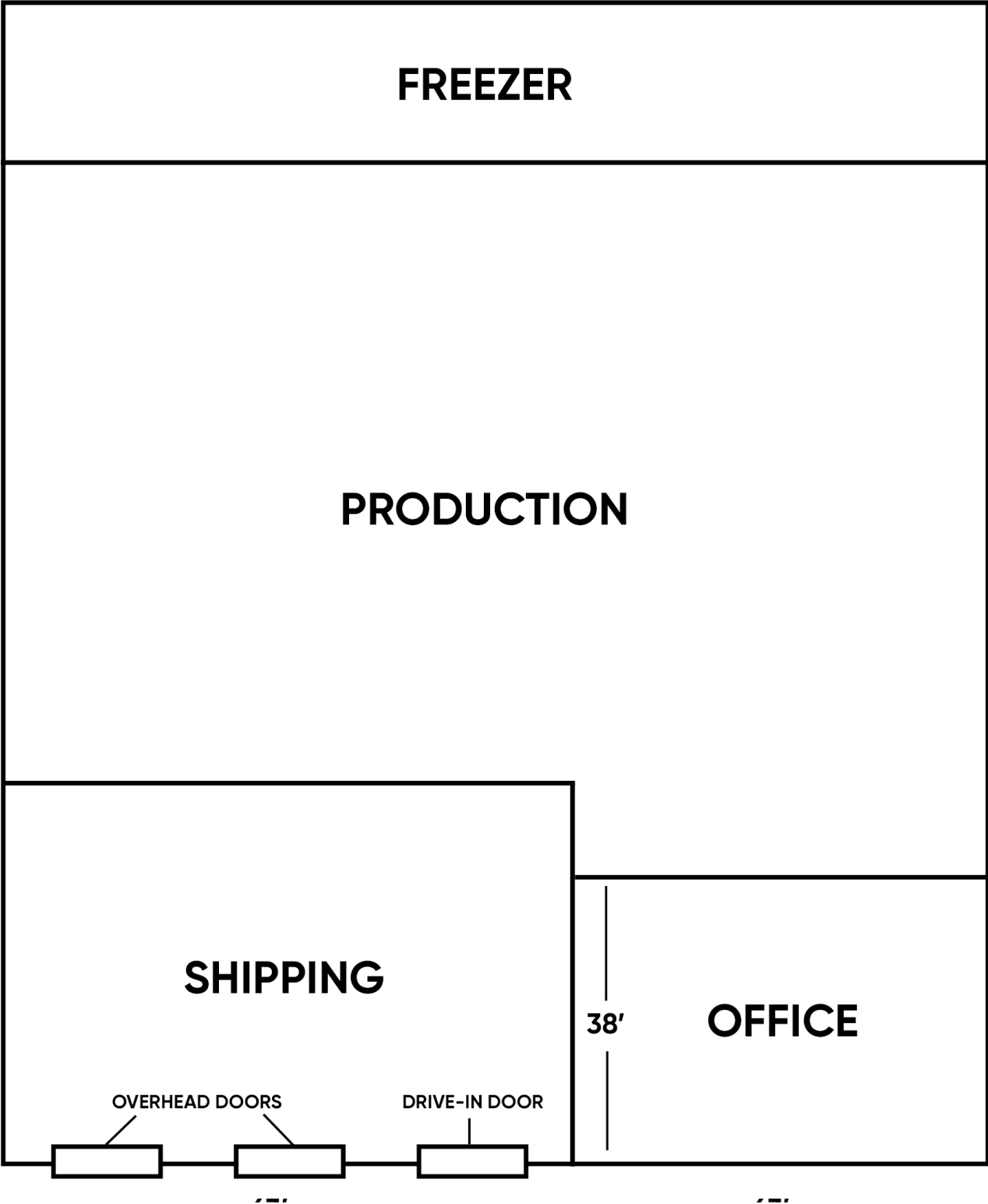
### Contact:



**Adam Ratajski**  
630.217.2323  
aratajski@cresa.com

cresa

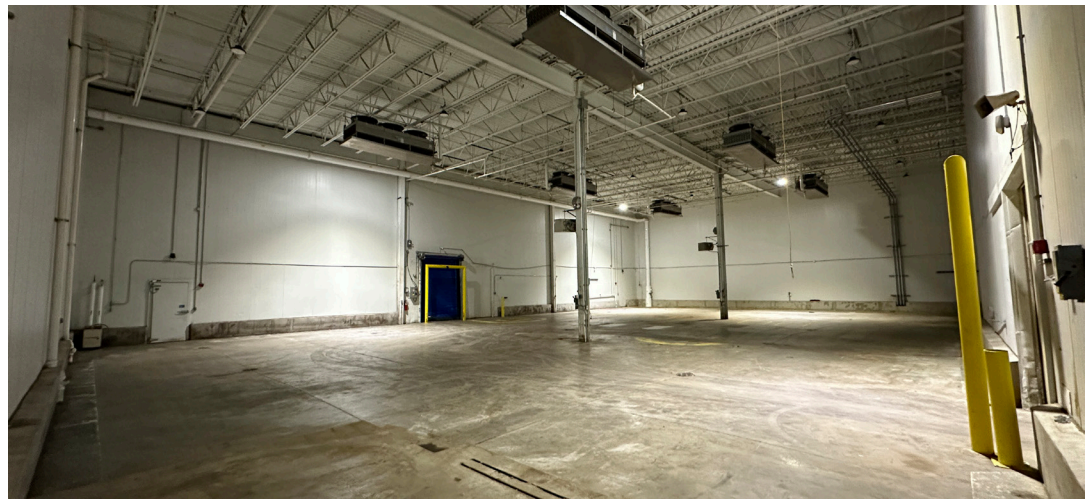
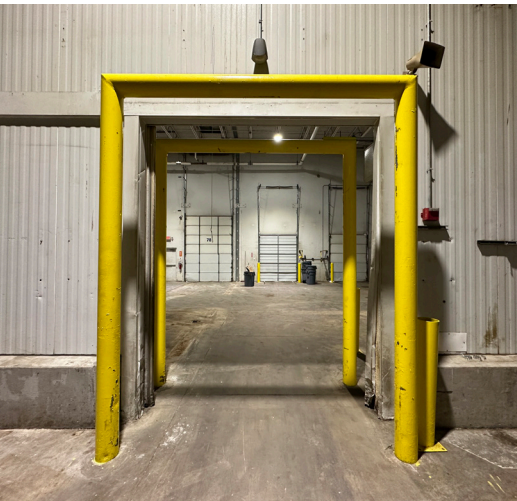
450 Central Ave  
University Park, IL 60484







**450 Central Ave**  
University Park, IL 60484



**cresa** ::

Cresa © 2024. All rights reserved. The information contained in this document has been obtained from sources believed reliable. While Cresa does not doubt its accuracy, Cresa has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.