

# 1975 N HAWTHORNE AVE

## Melrose Park, IL

### FOR LEASE

**MATT GARLAND**  
(312) 339-9015  
mgarland@cawleycre.com

**ANDREW MALETICH, SIOR**  
(630) 729-7942  
amaletich@cawleycre.com

**DUSTIN ALBERS**  
(773) 930-6306  
dalbers@cawleycre.com



## Details

<b>Total Building:</b>	58,715 SF
<b>Available:</b>	58,715 SF   Immediately
<b>Office Space:</b>	7,110   <i>Recently Renovated</i>
<b>Loading:</b>	5 Interior Docks
<b>Ceiling Height:</b>	16' - 20' Clear
<b>Power:</b>	400 Amps / 240 Volt
<b>Parking:</b>	± 30 Car Spaces
<b>2025 RE Taxes:</b>	\$1.32 PSF
<b>2025 CAM:</b>	\$1.01 PSF
<b>Lease Rate:</b>	\$10.75 Gross PSF ( <i>Net Lease Structure</i> )



**Move-In Ready**



**Completely Remodeled  
Interior and Office**



**Brand New 6B**

PROFESSIONALLY  
OWNED  
AND MANAGED BY



**CLEAR HEIGHT**  
PROPERTIES



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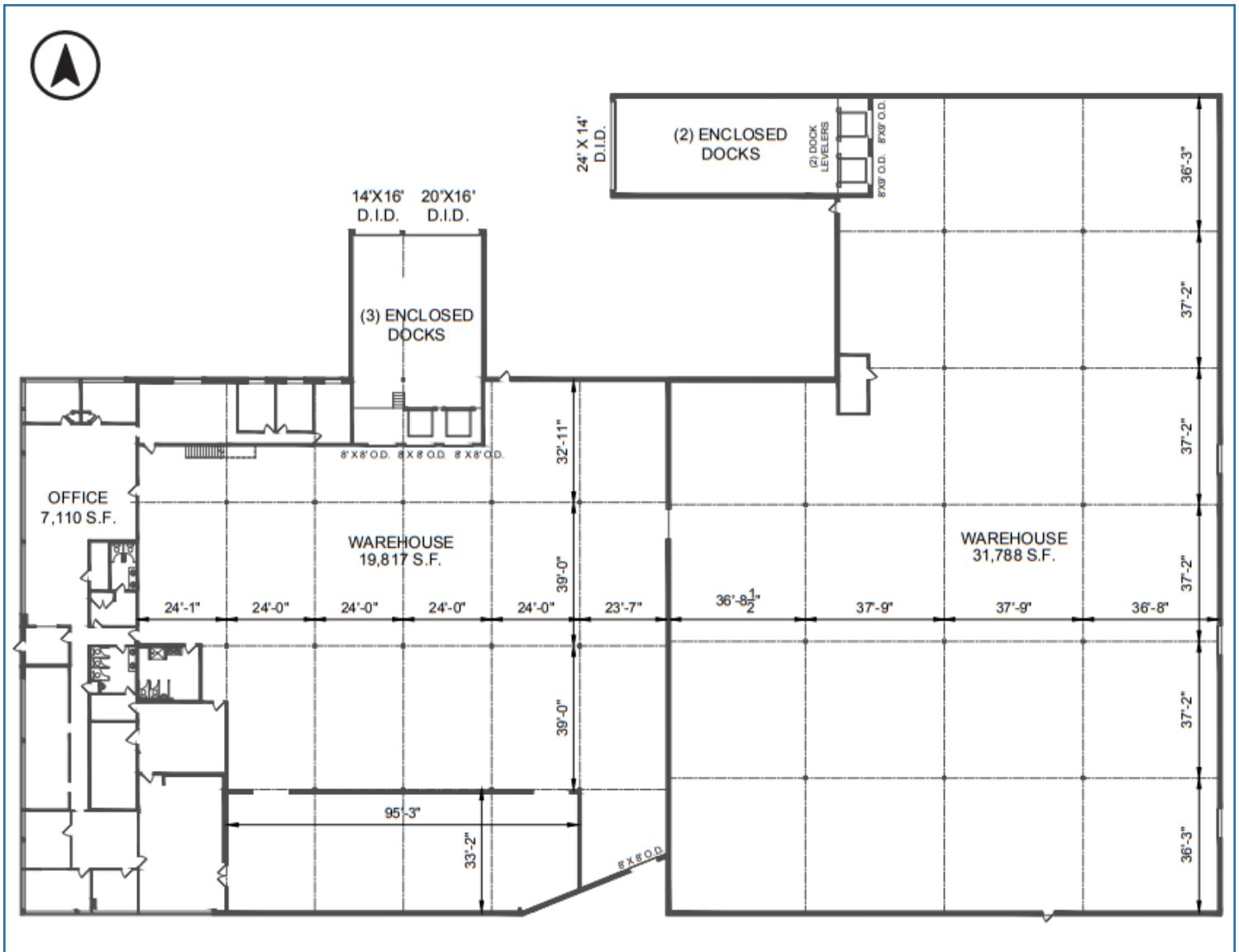
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## Floor Plan



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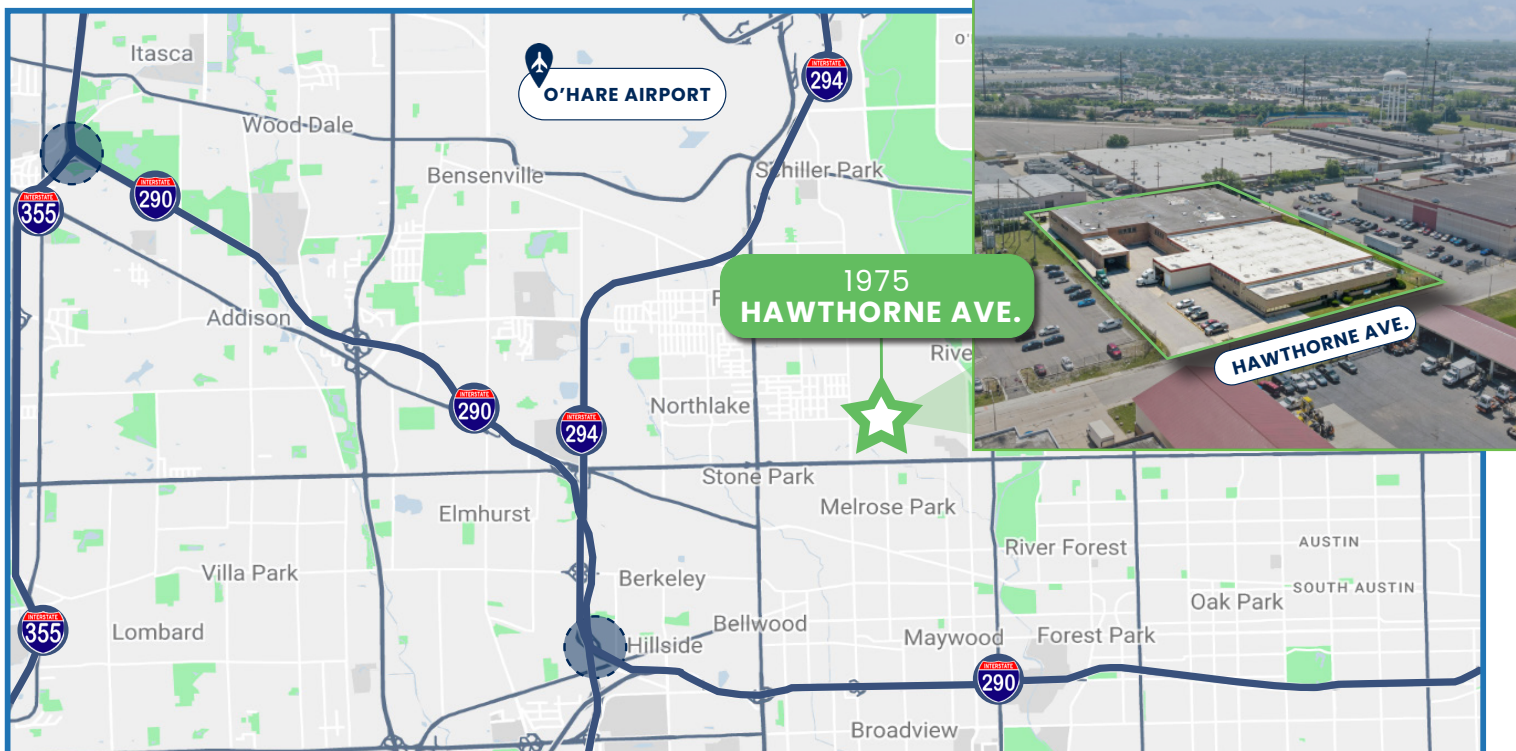
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