



## 2600 Washington Blvd

2600 Washington Blvd, Bellwood, IL 60104



**Tony Tinoco**

Alexander Realty, LLC

1930 George St, Suite L, Melrose Park, IL 60160

[Tony@alexanderrealty.com](mailto:Tony@alexanderrealty.com)

(708) 878-3844

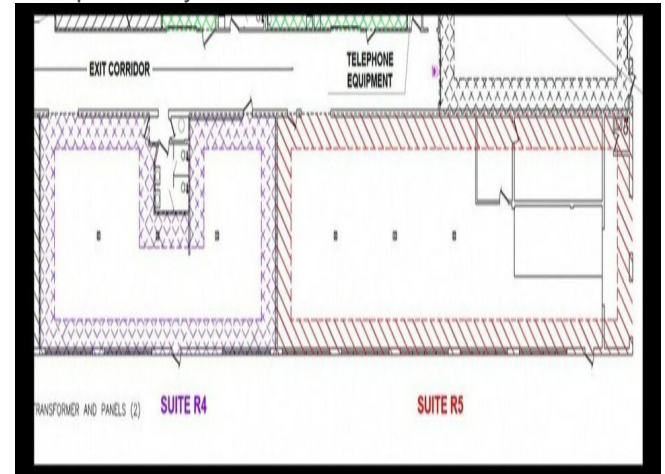


# 2600 Washington Blvd

\$12.50 /SF/YR

The property sits in Bellwood's West Cook submarket and occupies a 4-acre parcel along Washington Boulevard, intersecting 25th Avenue. Built in 1958 and renovated in 2012, the building includes masonry construction, wet sprinklers, three-phase electric supply, and dedicated truck docks. The site offers access to Chicago's expressway network, located just north of I-290 and within proximity to I-294 and I-88. Public transportation connectivity is available via a nearby Pace bus route....

- Strategically located near key expressways: I-290, I-294, and I-88.
- Features one drive-in door and multiple shared exterior docks for streamlined logistics.
- Dual access points from Washington Boulevard and 25th Avenue maximize operational flow.
- Proximity to public transit with a Pace bus stop adjacent to the site for workforce convenience.
- Recently renovated structure with heavy power and wet sprinkler system to accommodate industrial needs.



Rental Rate:	\$12.50 /SF/YR
Min. Divisible:	2,580 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	42,685 SF
Year Built:	1958
Taxes:	\$0.27 USD/SF/MO
Operating Expenses:	\$0.01 USD/SF/MO
Rental Rate Mo:	\$1.04 /SF/MO

## 1st Floor Ste G

1

Space Available	2,706 SF
Rental Rate	\$12.50 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	3 Years

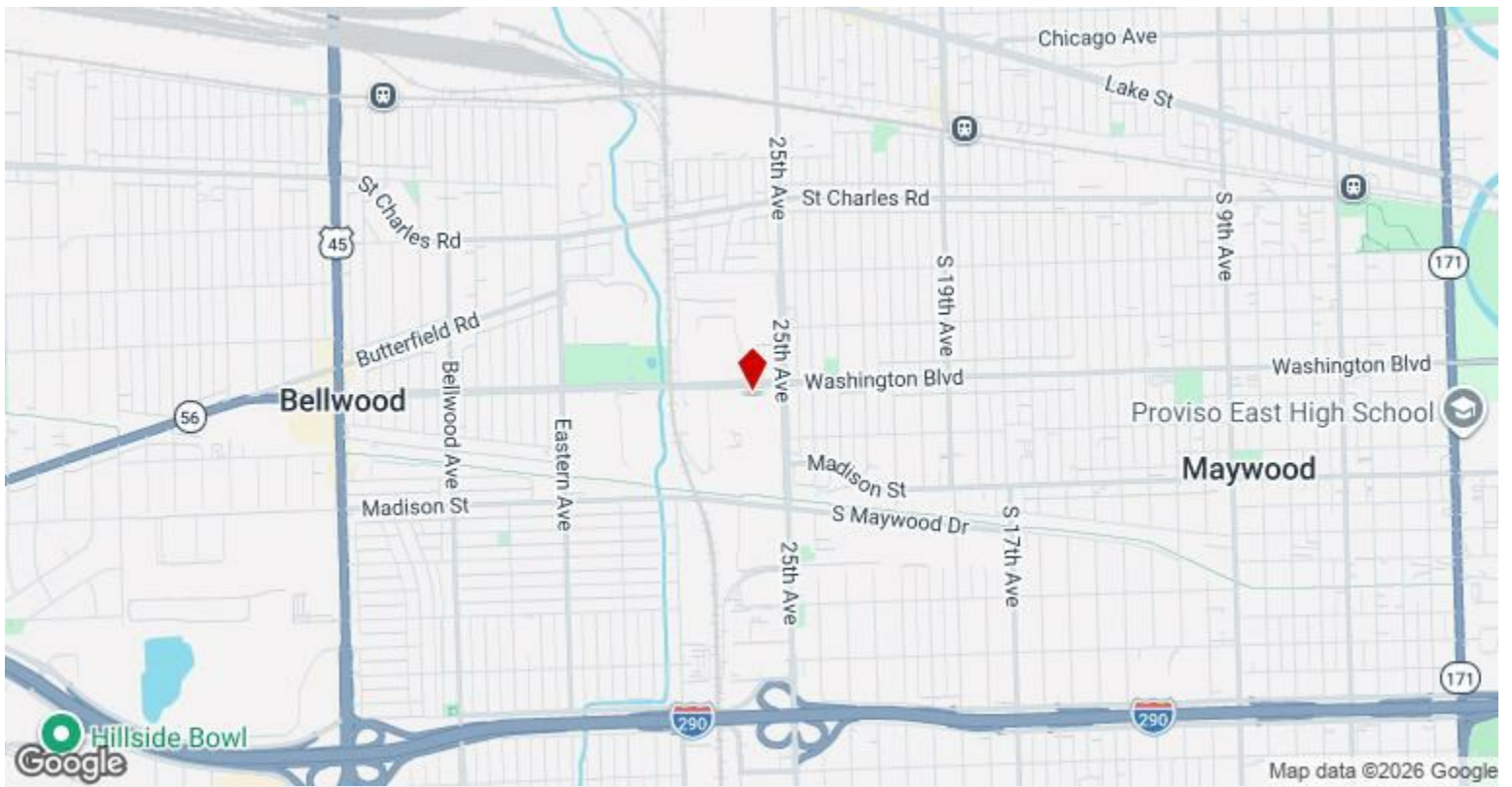
Suite G provides a functional flex industrial layout ideal for light manufacturing or distribution users seeking efficient operations. The space offers direct drive-in access with a 14-foot 6-inch clear height, ensuring ease of truck loading and product movement. Tenants benefit from proximity to the building's shared dock system and heavy power capabilities to support varying operational requirements. Positioned for quick ingress/egress via Washington Boulevard, this unit offers exceptional convenience for businesses prioritizing accessibility and transportation efficiency.

## 1st Floor Ste R4-R5

2

Space Available	2,580 - 6,725 SF
Rental Rate	\$12.50 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Flex
Lease Term	3 Years

The R4-R5 configuration delivers an expanded footprint and multiple loading options suited for businesses requiring a balance of warehouse and flex-use functions. Users gain access to two exterior dock positions and an interior overhead door for seamless logistics. The space provides flexibility for layout customization, supported by ample electrical infrastructure and efficient truck maneuvering within the site. With connectivity to I-290, I-294, and I-88, this combined unit offers a strategic location for companies focused on regional distribution and operational scalability.



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# Property Photos



Building Photo

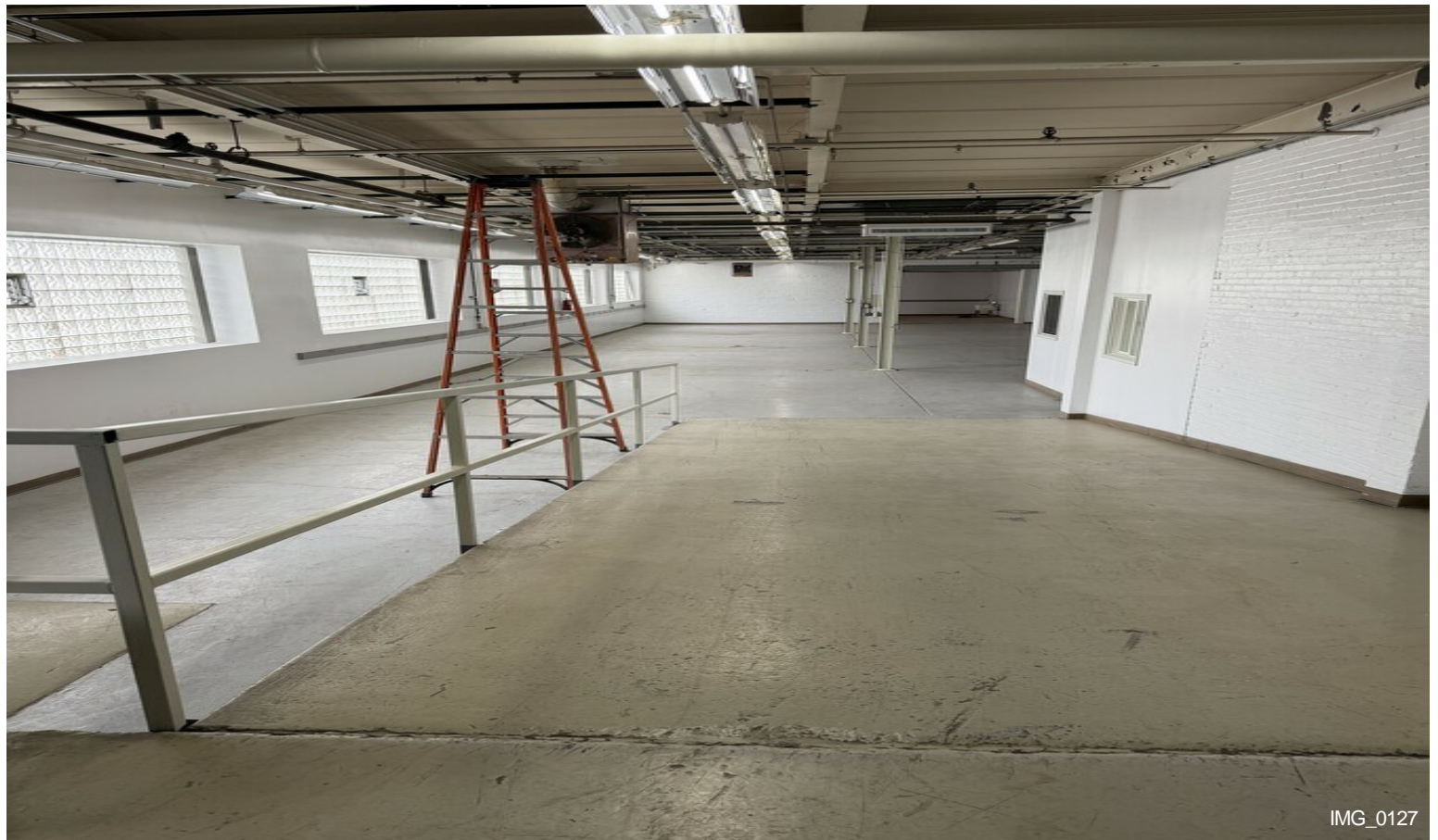


Building Photo

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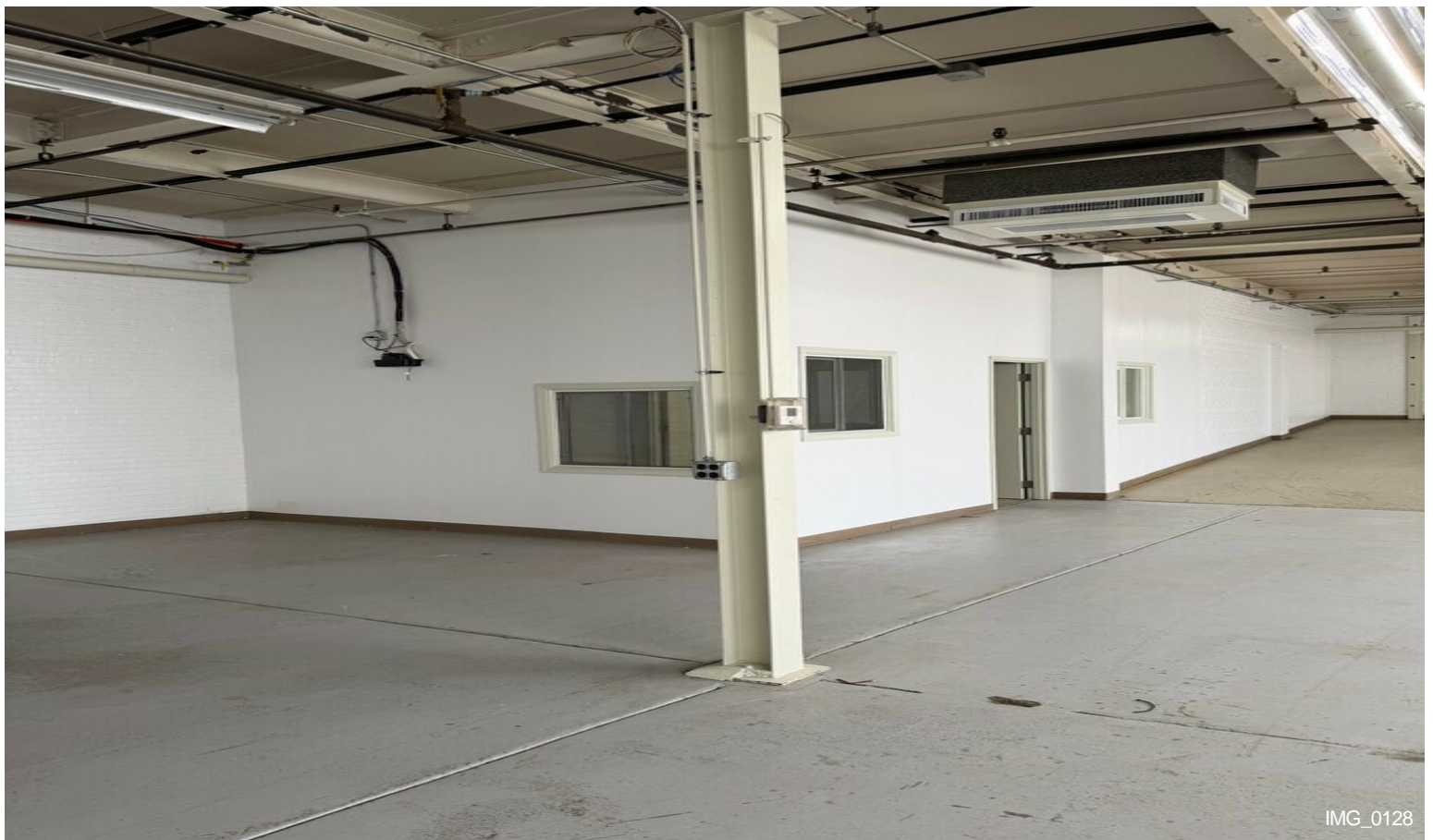
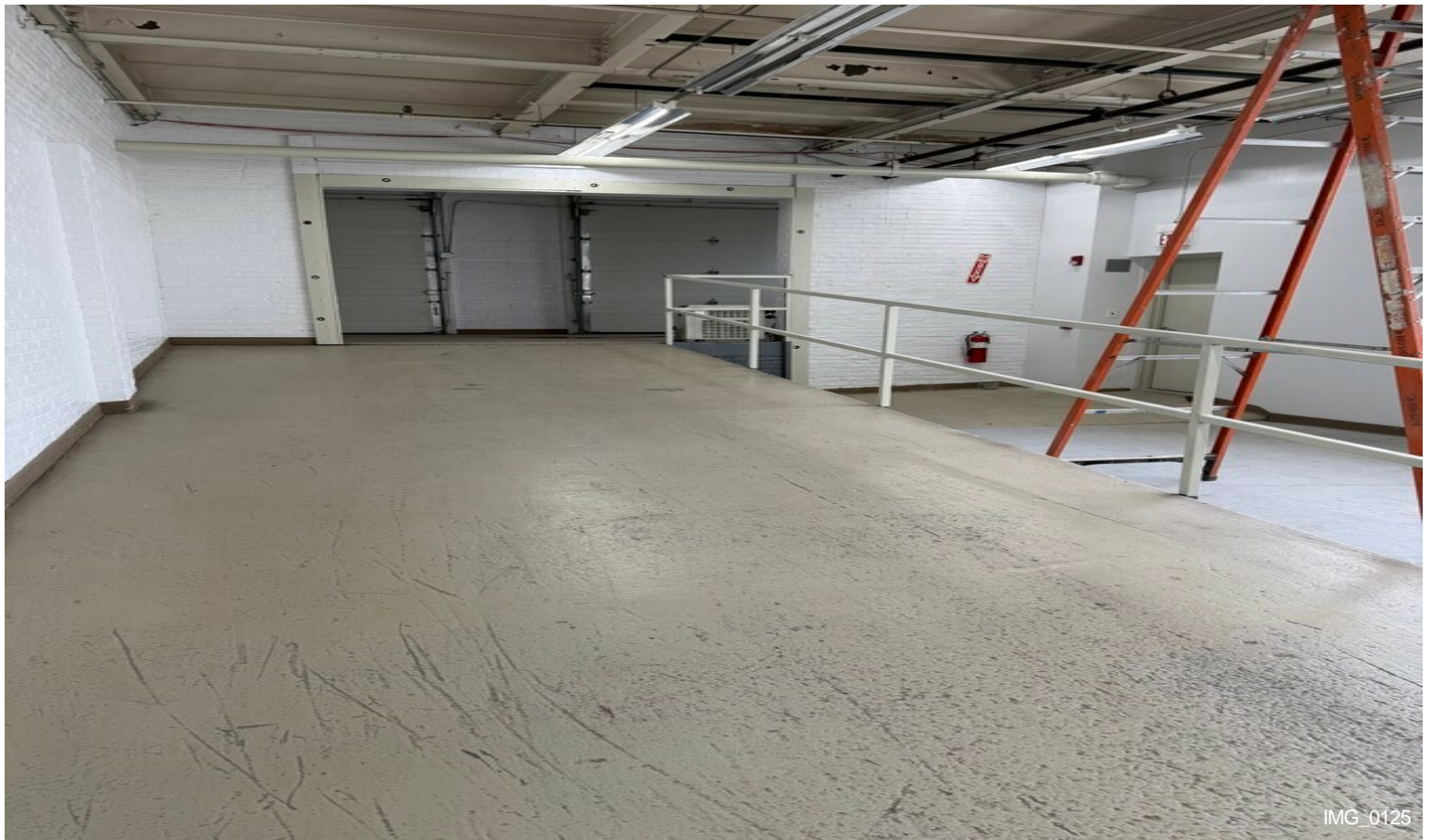


Building Photo

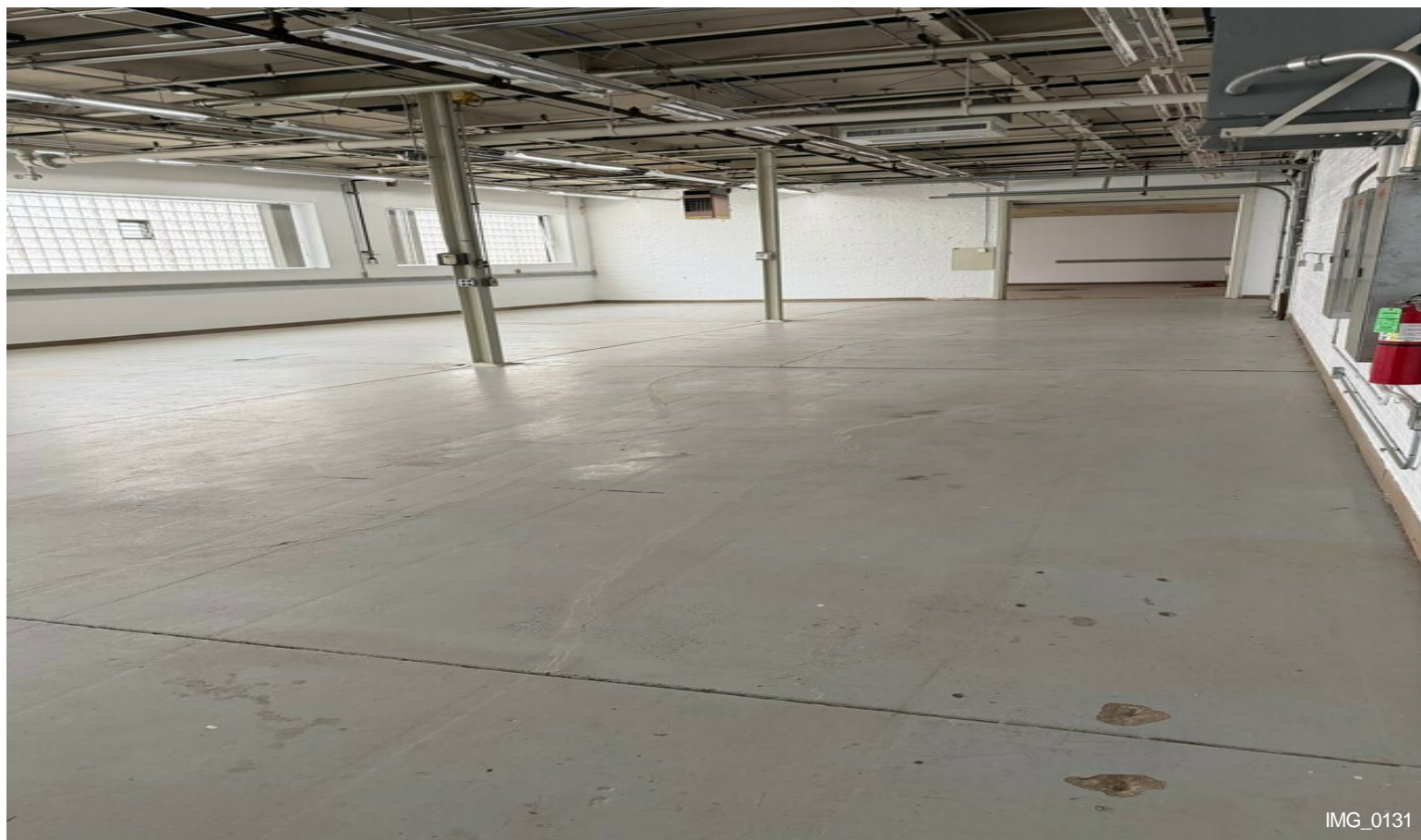


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# Property Photos



# Property Photos



# Property Photos



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# Property Photos

