

**28,302 SF**

**Available For Lease  
(2 Buildings)**

S Central Ave

S Central Ave

Biomass Energy Systems, Inc

**Building 1  
16,302 SF Unit  
Available**

**Building 2  
12,000 SF  
Available**

1175

**1175 Central Ave**

**University Park, IL**

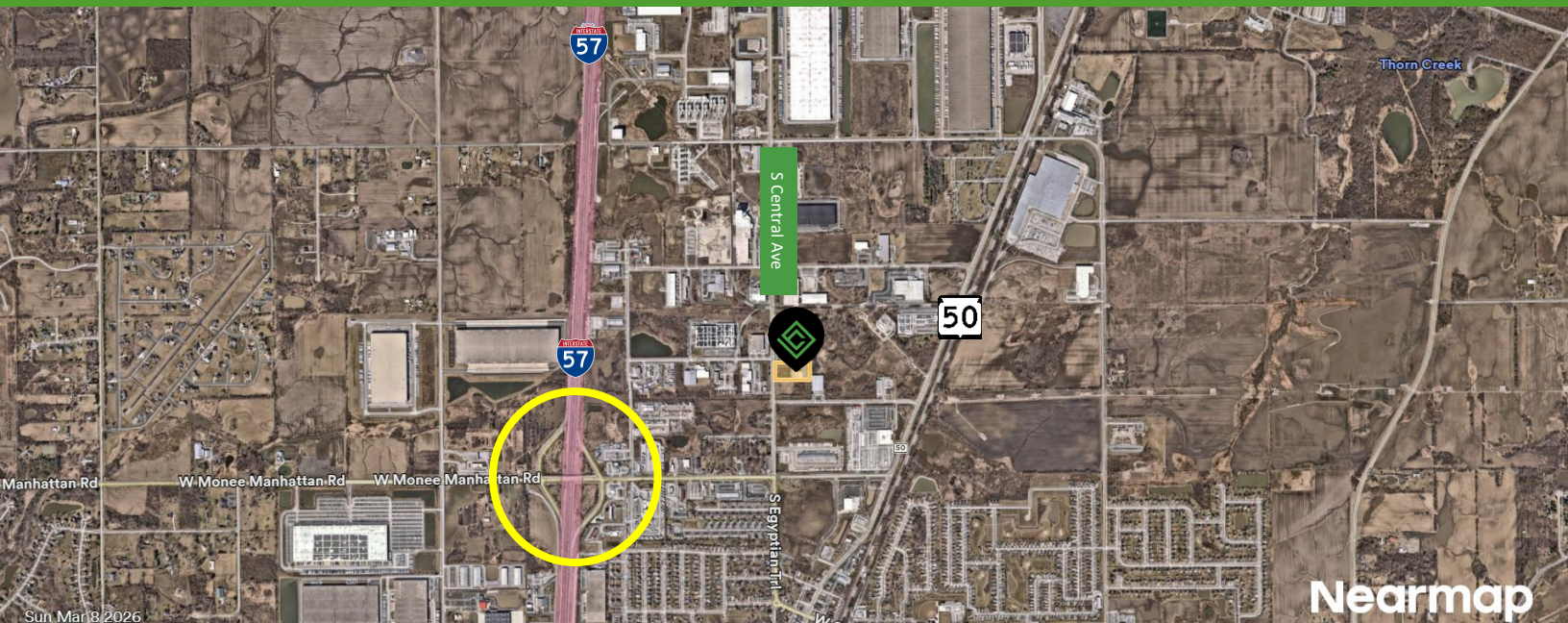
**28,302 SF**

Total Available

**Heavy Power**

**Quick Access**

I-57 Interchange



**FRANK DAMATO**

Partner

[fdamato@coreindrealty.com](mailto:fdamato@coreindrealty.com)

630-389-0038

**RYAN MULLINS**

Broker

[rmullins@coreindrealty.com](mailto:rmullins@coreindrealty.com)

630-339-3127

Submitted subject to error, change in status or withdrawal without notice.

# 28,302 SF

Available For Lease  
(2 Buildings)



## Features Building 1

- 16,302 sf for lease
- 18' Clear height
- ±500 sf office
- Loading: 2 interior docks
- Racking in place
- Power: 800 amps
- Lease Rate: \$7.50 net psf
- Operating Expenses: \$2.88 psf
- Management fee: 4% of net

## Features Building 2

- 12,000 sf building for lease
- 12' Clear height
- 2,600 sf office
- Loading: 2 drive-in doors
- Fully Air-conditioned warehouse
- Epoxy flooring
- Racking in place
- Power: 800 amps
- Lease Rate: \$7.00 net psf
- Management fee: 4% of net



**FRANK DAMATO**

Partner

[fdamato@coreindrealty.com](mailto:fdamato@coreindrealty.com)

630-389-0038

**RYAN MULLINS**

Broker

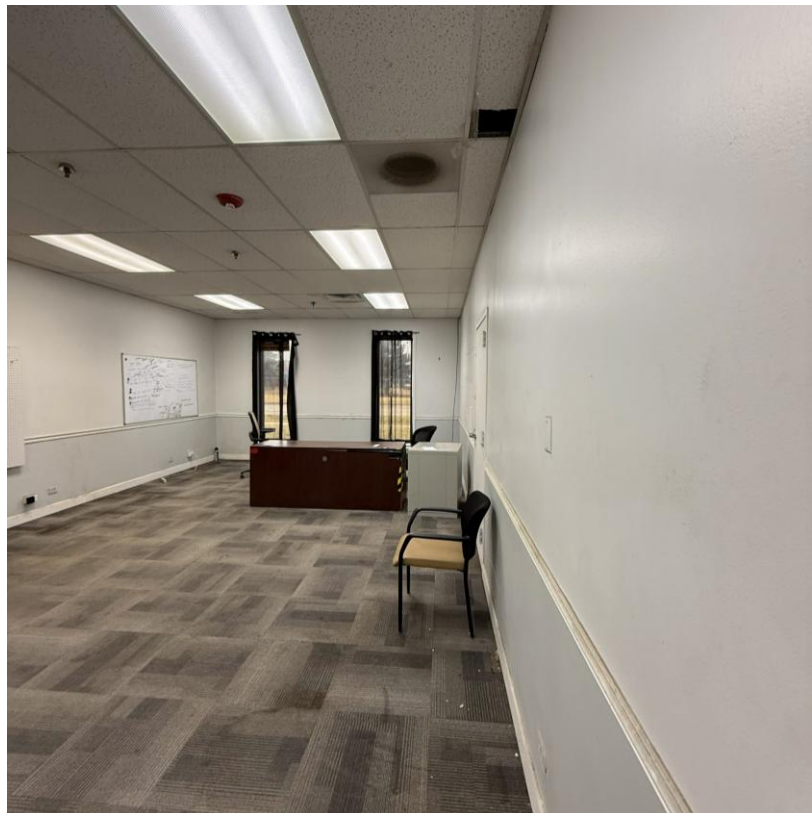
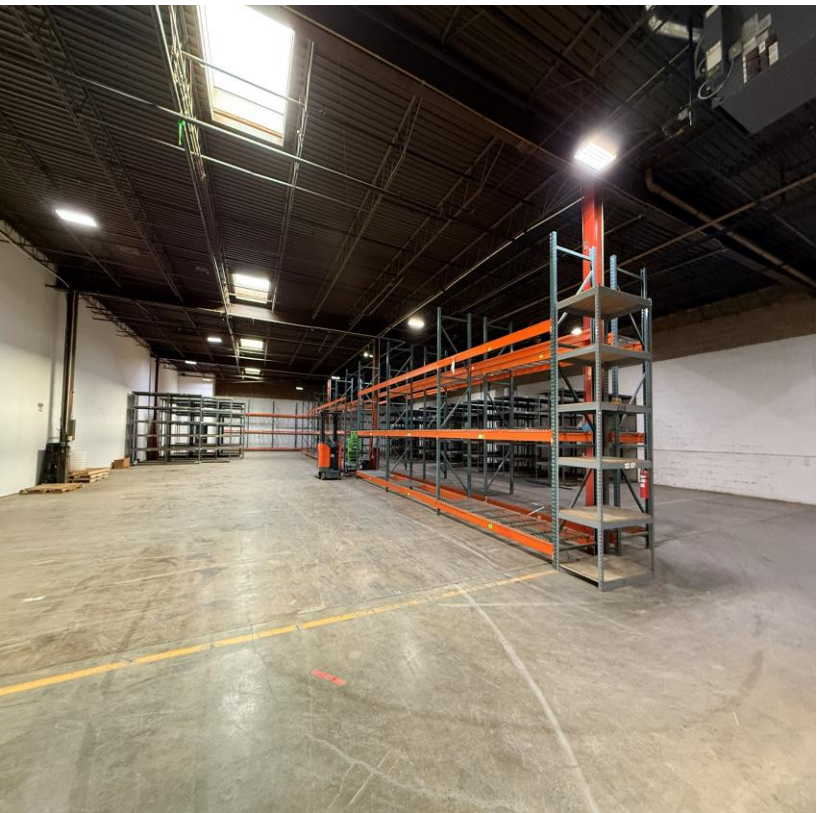
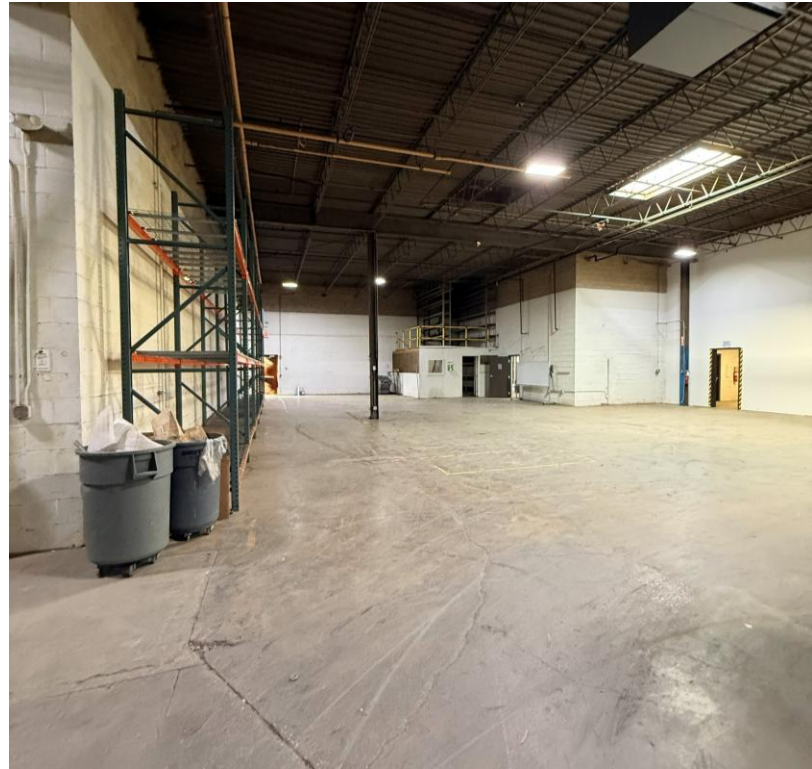
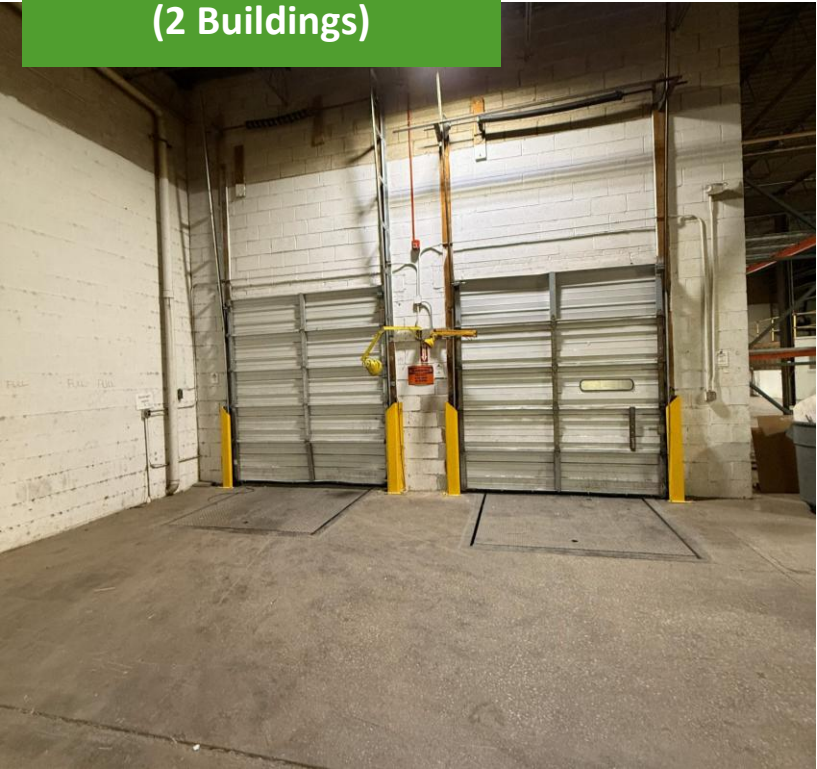
[rmullins@coreindrealty.com](mailto:rmullins@coreindrealty.com)

630-339-3127

**28,302 SF**

**Available For Lease  
(2 Buildings)**

# Building 1 Interior Photos



**FRANK DAMATO**  
Partner  
[fdamato@coreindrealty.com](mailto:fdamato@coreindrealty.com)  
630-389-0038

**RYAN MULLINS**  
Broker  
[rmullins@coreindrealty.com](mailto:rmullins@coreindrealty.com)  
630-339-3127