

COMMERCIAL PROPERTY FOR LEASE



CALL BARRY BOURDAGE (630) 938-5301

75,000 SQ. FT.. COMMERCIAL BUILDING ON 6.76 ACRES

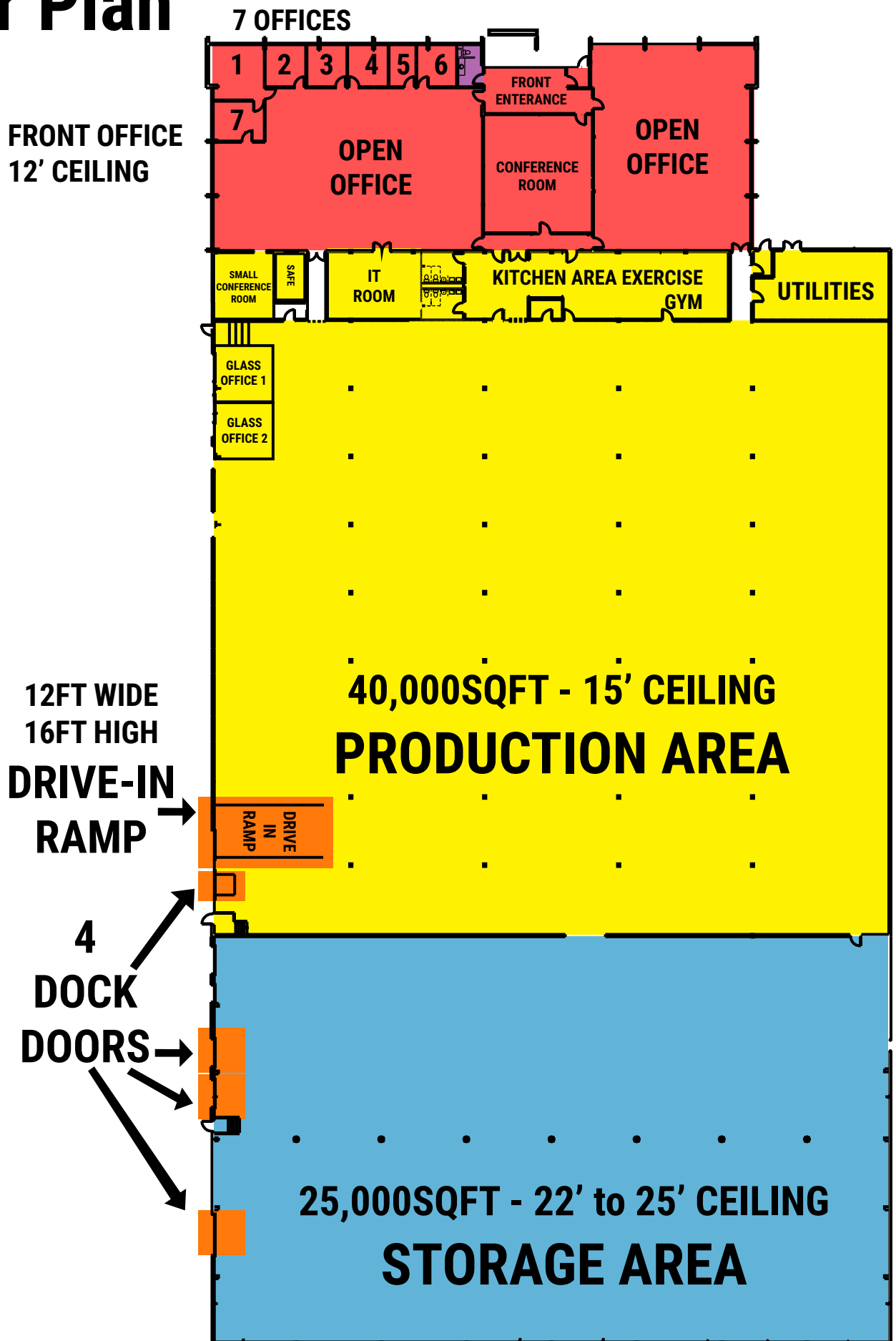
BUILDING HIGHLIGHTS

- New Insulated Roof Over Office & Production Areas
- All New Redundant Heating & Cooling Systems
- Polished floors
- 1 Super Fast Drive-In Door & 4 Dock Doors
- 10,000 sq. ft. Front Office Area, 12 ft. ceilings
- 40,000 sq. ft. Production Area - 15 ft. ceilings
- 25,000 sq. ft. Back Storage Area - 22 ft. to 25 ft. ceilings
- 480 Volts - Up to 4,000 Amps
- Exterior/Interior Motion Sensing LED Lighting
- New Camera System With Access Control

SCAN FOR VIDEO



Floor Plan



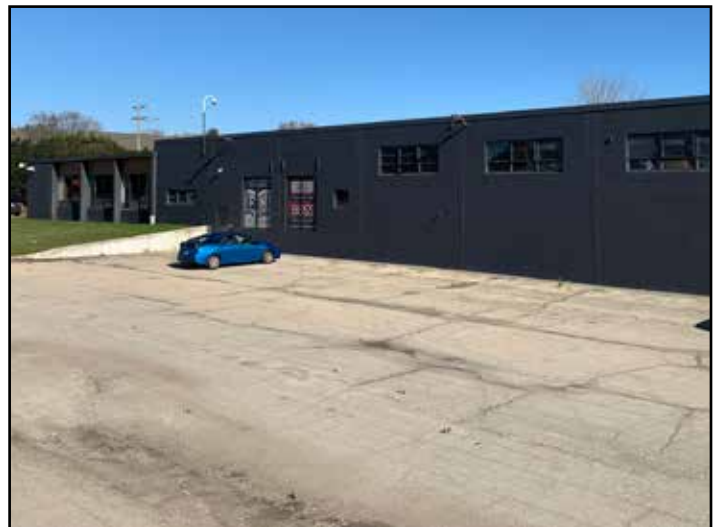
Birds Eye View

Entire Lot is 6.76 acres



Outside

Production area and front office area have a brand new insulated roof with a 25 year warranty. New camera system with access control, automatic PTZ roof camera, and Bluetooth 128 bit readers.



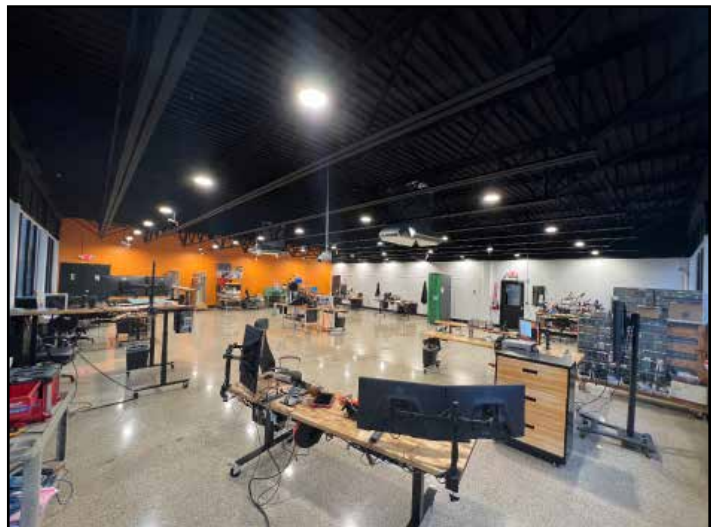
Outside

The building has recently been sandblasted to remove the old paint. Super fast garage/ramp door which opens and closes at 13in per second.



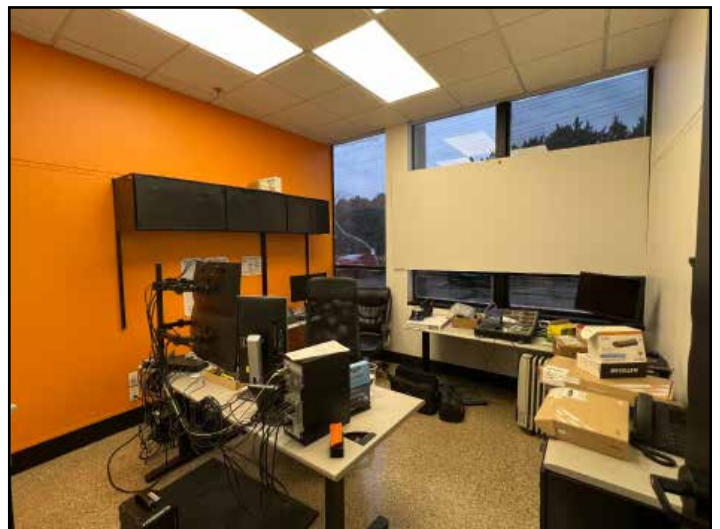
Front Office Area

Front office areas have been completely renovated with polished concrete floors throughout. Shou-sugi-ban front entrance feature. Large open floor plan works great for cubicles.



Offices

Seven offices are in the main office area. One of them is smaller which is great for a printer and office supplies. An executive size office in the corner includes an assistant on-suite.



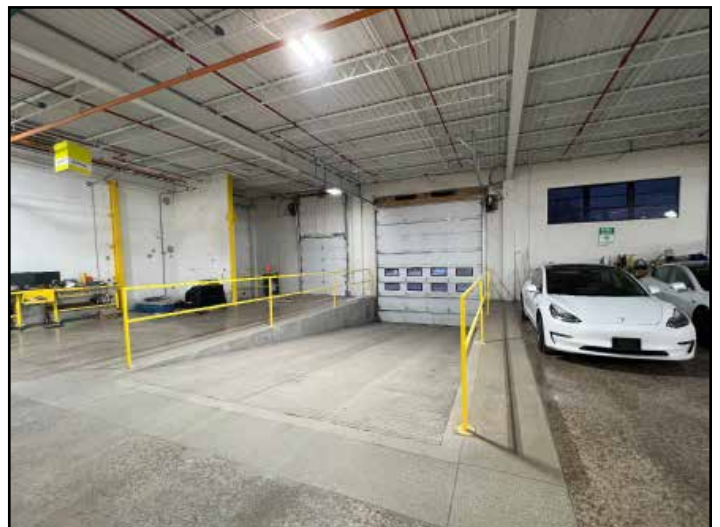
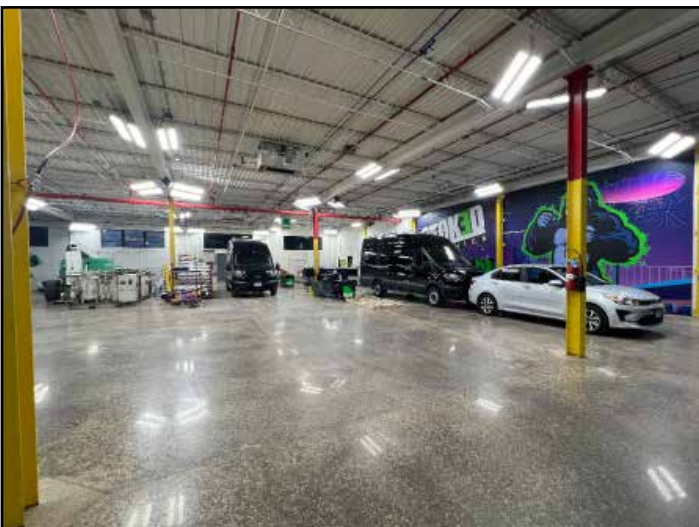
Conference Rooms, Bathrooms & Kitchen Area

1 bathroom near the front entrance and 2 bathrooms in between the front office area and production area. Middle kitchen, bathroom, and possible workout room we can build to suit or leave as is.



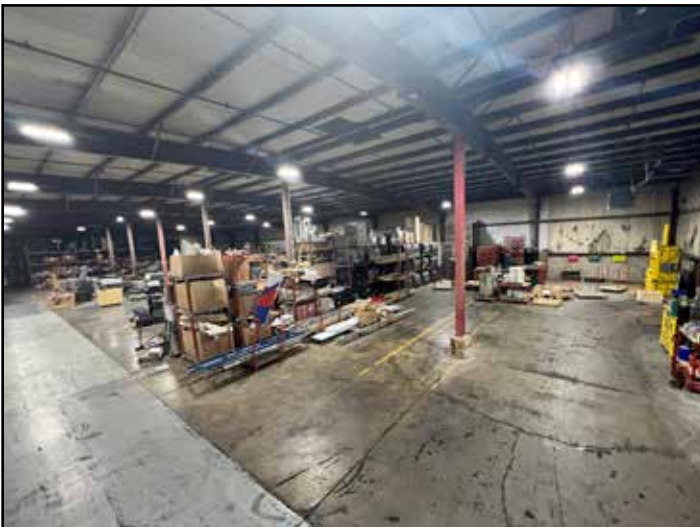
Production Area

There are water, gas and air lines throughout the building. 480V Power, 4000 Amps Capacity. Newly ground and polished floors. Side entrance next to two glass offices. 40,000 sq. ft. with 15' ceilings. Has a drive-in ramp that is 12' wide x 16' high and also one dock door.



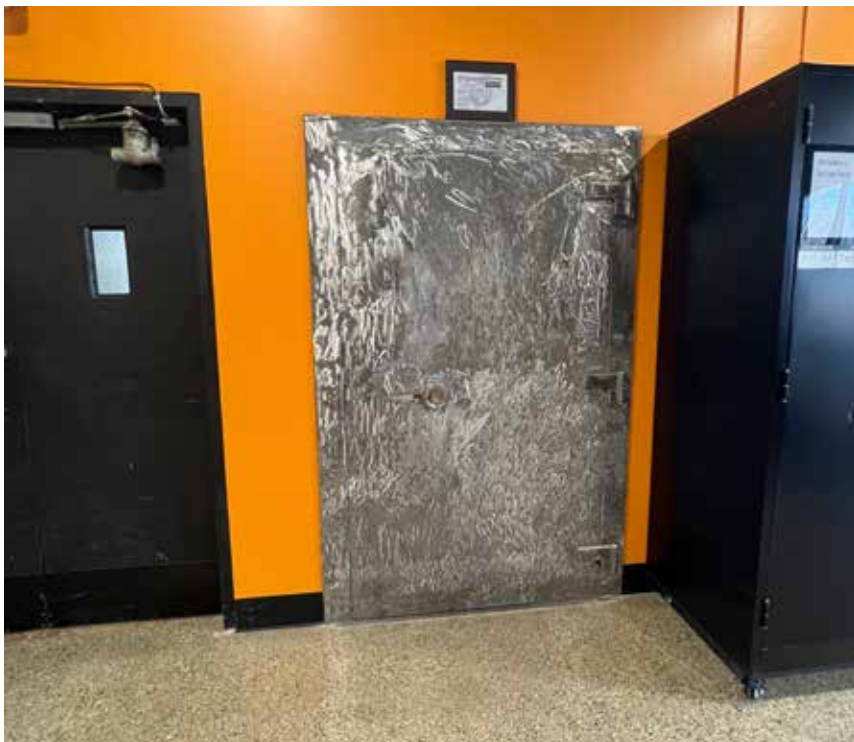
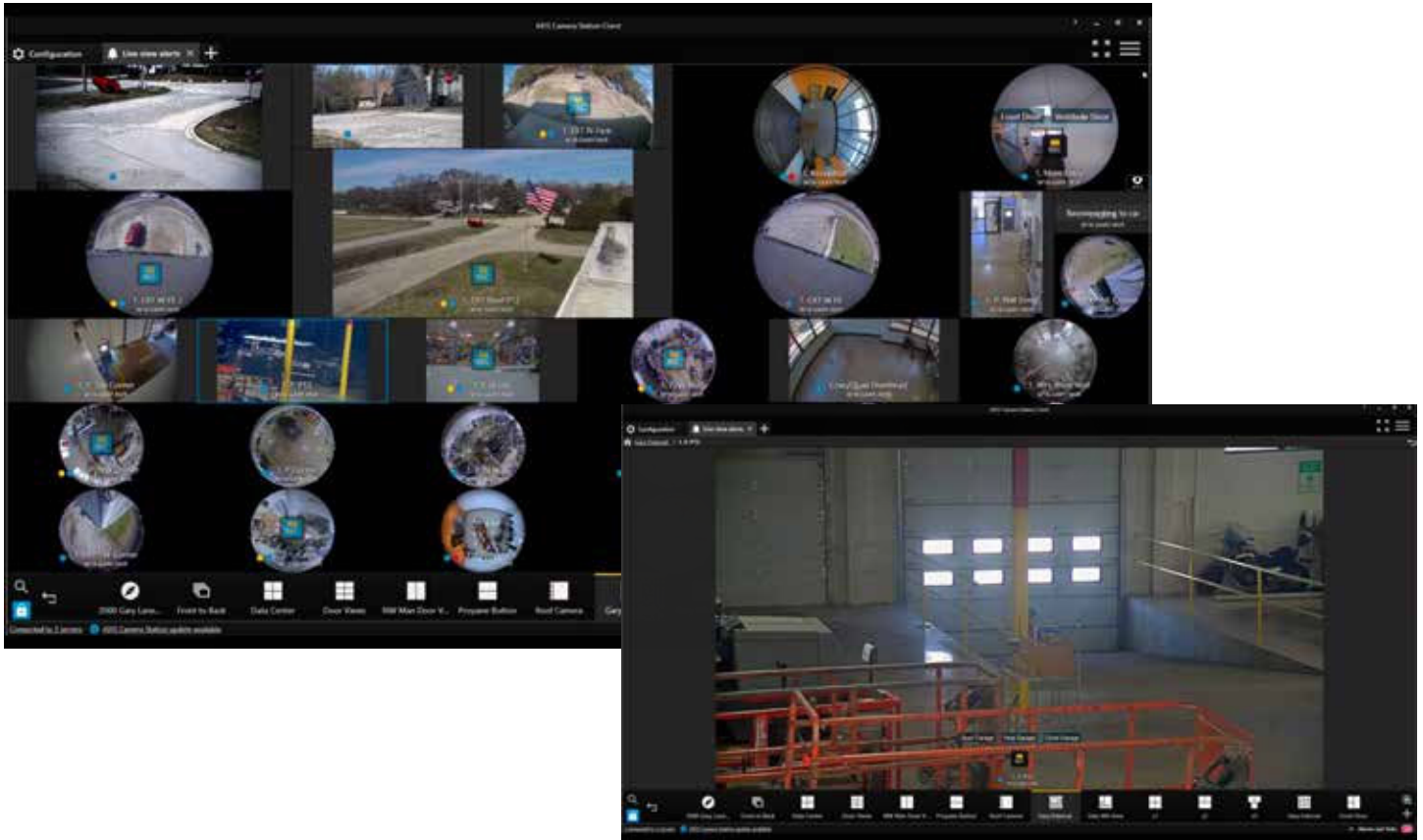
Back Storage Area

25,000sqft. 22' to 25' ceilings. Has 3 dock doors.



Security, Cameras and Access Control

Brand new camera system which ties in to access control to the building.



Walk-In Safe

13' x 9' walk-in combination safe located in the main office area.