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WAREHOUSE SPACE AVAILABLE FOR LEASE

Great Location



Location: 1957 Quincy Court Suite 102, Glendale Heights, IL 60139

Available Space 5,974 SF (part of a larger building)

Building Size: 10,848 SF

Office: Approximately 50 SF +/- (1 General 8' X 6')
One Bathroom, Slop sink

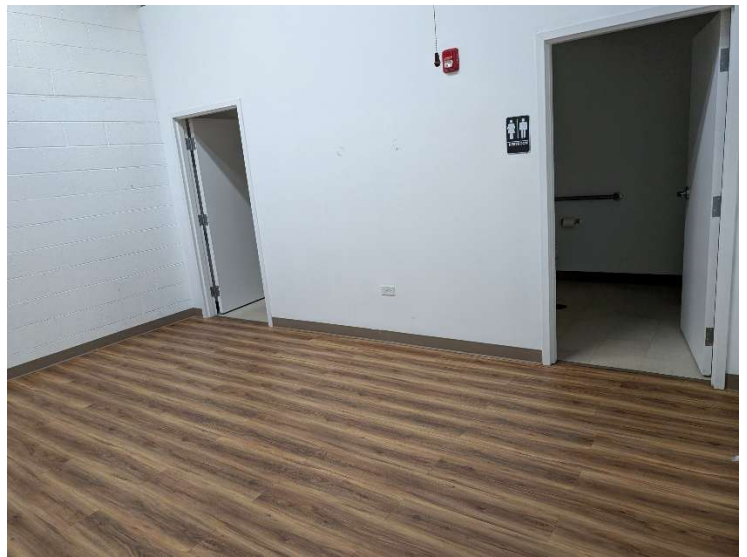
Clear Height: 14 Ft. Clear

1957 Quincy Ct Glendale Heights, IL 60139

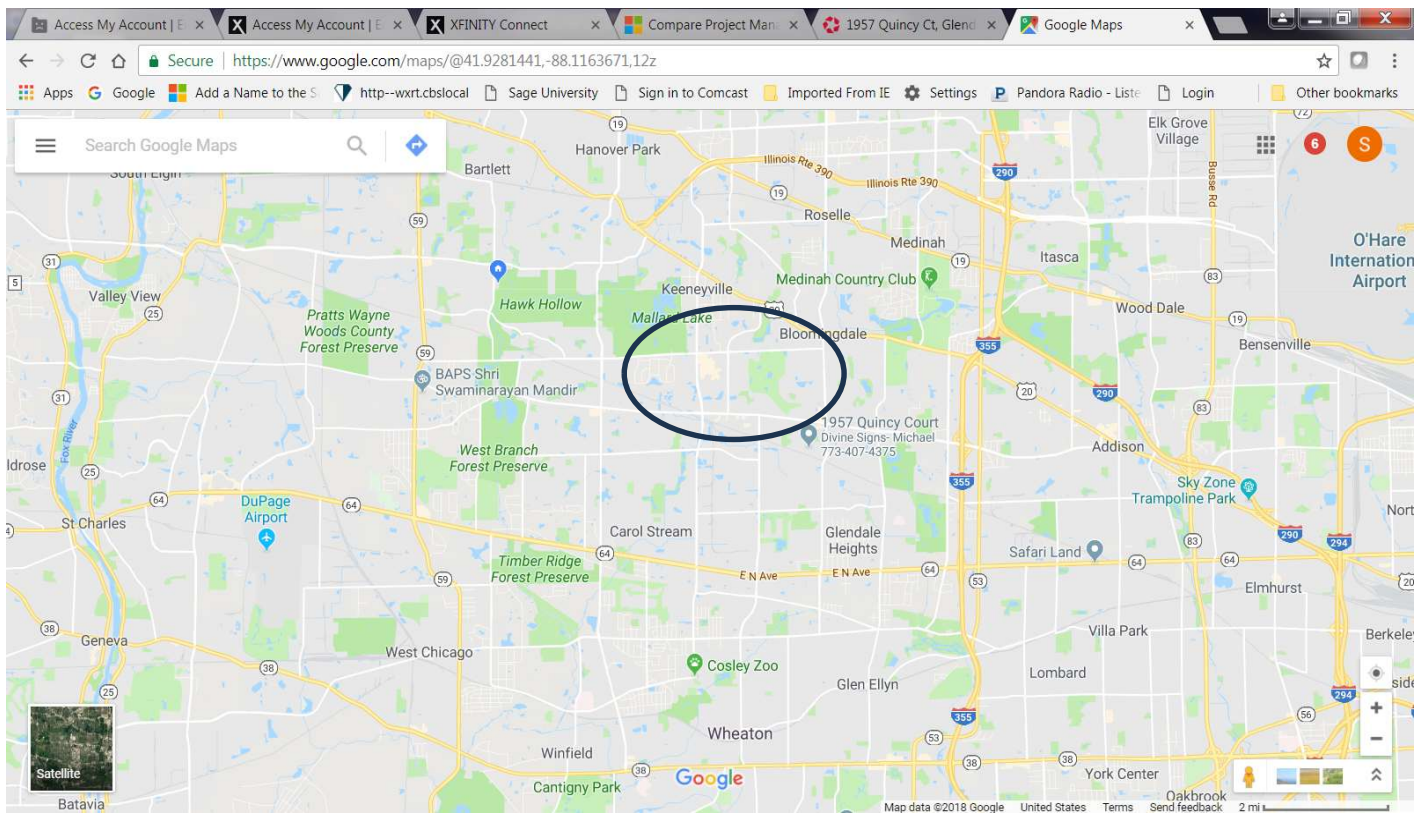
Sprinkled:	Yes
HVAC	Heat: Gas (unit)
Power:	400A @ 240V200 Amperes
Loading Facilities:	1 Drive-In-Door (10' x 12')
Dock:	Private enclosed w/ Dock Leveler
Parking:	Five (5) Spaces will be available in Parking Lot at rear of building
Lease Base Rent:	\$10.75 SF / \$5,351.71 month/ \$64,20.50 annual (Three 3% annual escalations)
OPex	Estimated Annual \$4,728.61 / \$394.05 MO/ \$0.79 SF INCLUDES: CAM: Estimated .63/SF based on 2023 actual or \$313.64/MO Real Estate Taxes: \$ 1.65 /SF (Tax Stop Base Year 2023. (2023 Tax Bill \$17,946.06 * 55% =\$9,870.34) Est \$19,561.21 TTL/ \$10,772.37 55% or \$74.14/MO INS Premium \$6.29/MO
Possession:	At once
Security Deposit:	Two (2) Months- Calculated on average term of lease (not negotiable)
Financial Requirements:	Credit Application, Financial review, Lease personally Guaranteed
Remarks:	Quality image, Masonry construction, built in 1987 All warehouse lights LED Upgraded 2018 Easy access to 355, I-290 and Rt. 64. BROKER is MEMBER of Ownership LLC

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Floor Plan - Suite 102

+/- 5,974 SF

