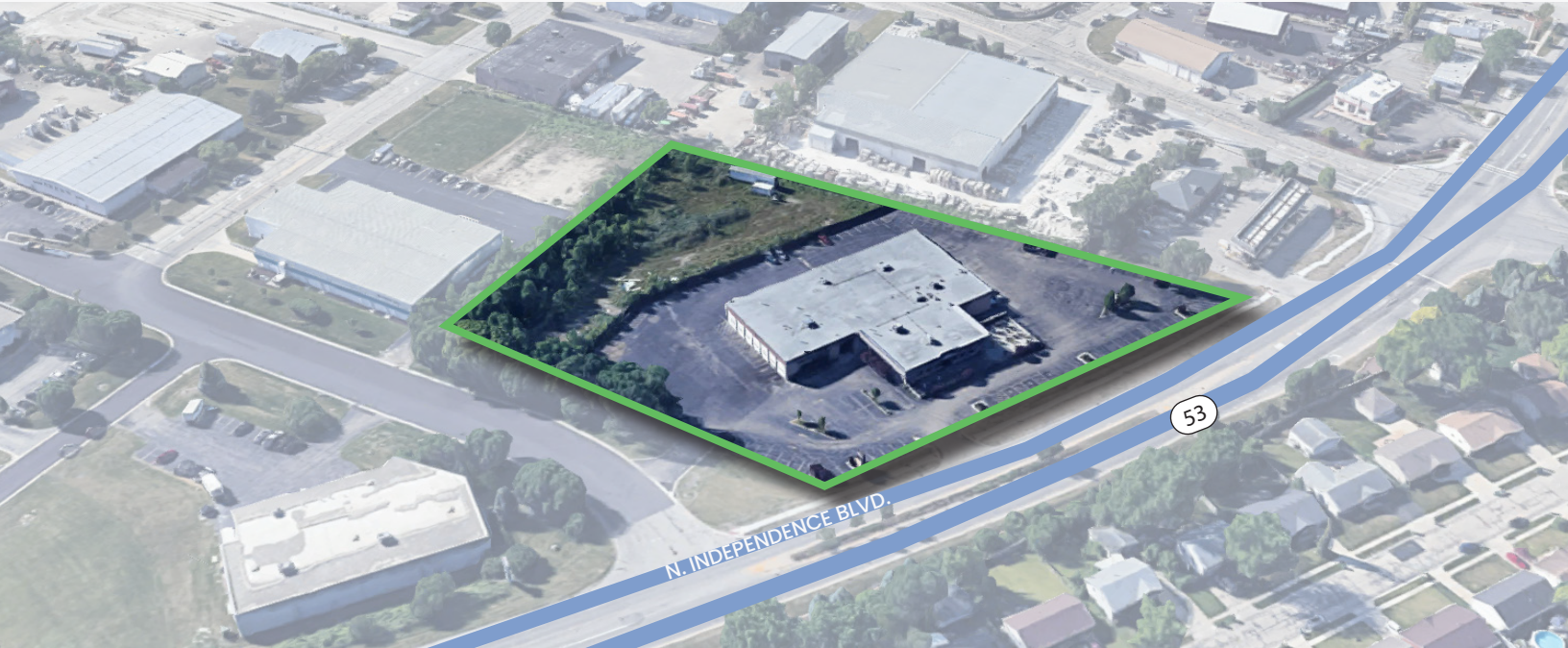


721 INDEPENDENCE BLVD

romeoville, il

matt garland
(312) 339-9015
mgarland@cawleychicago.com
call for details



available for lease | 2 units

Unit 1:	6,624 SF Total Flex Space Office: 2,000 SF Loading: 1 DID (12' x 14')
Unit 2:	8,800 SF Multi-Bay Shop with Office Office: 800 SF Loading: 8 DID's (12' x 14')
Total Building Area:	20,401 SF 3.99 Acres
Clear Height:	16'
Traffic Count:	35,100 VPD (± 4,150 trucks)
Zoning:	B-3 (No semi repair allowed)
Pricing:	Subject to Offer

- ✓ high visibility
- ✓ flexible layouts & design
- ✓ heavy parking
- ✓ potential uses:
 - vehicle light maintenance
 - motorcycle dealer and repair
 - contractors with retail sales
 - auto/Semi wash & detail center

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