

# 147 SECOND AVENUE | SUITE B

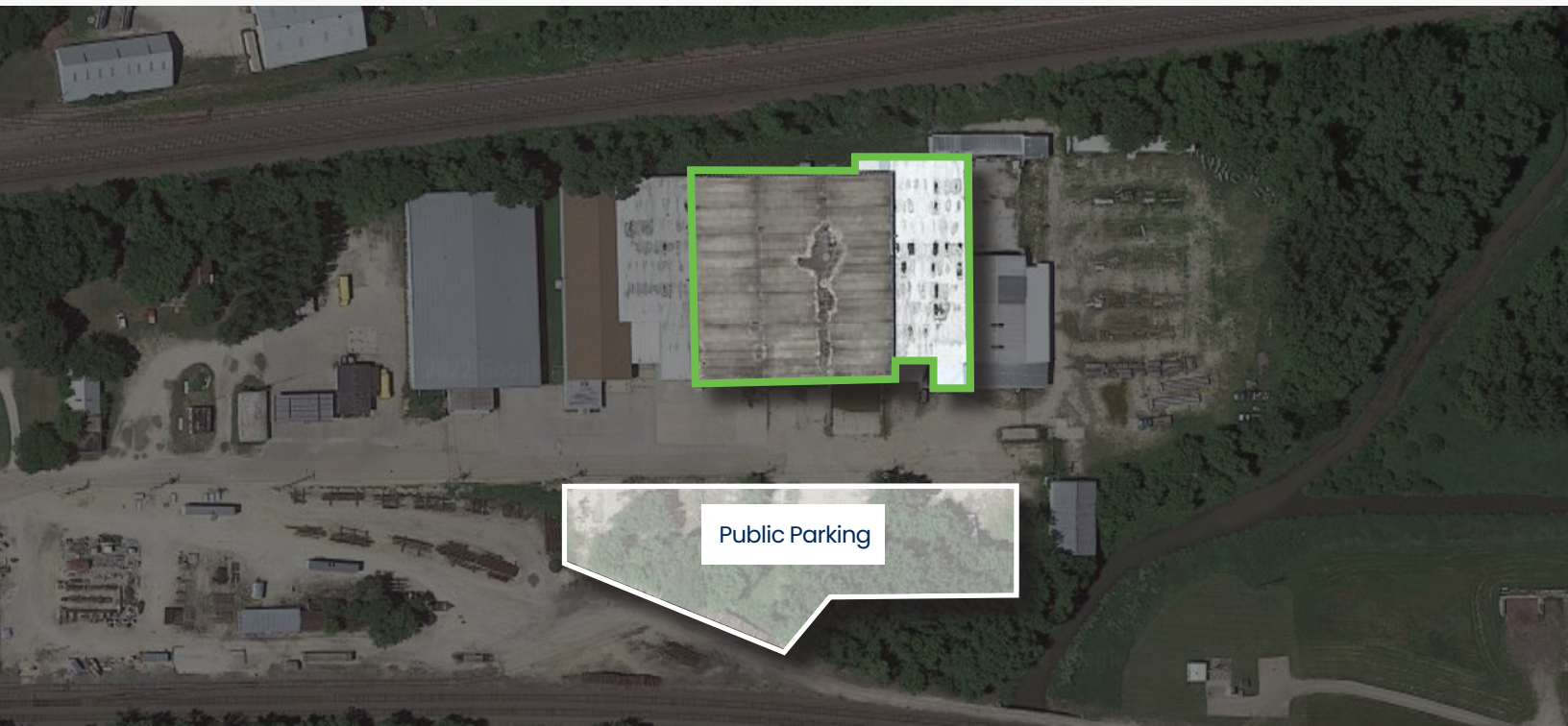
## rochelle

jon chamlin

(312) 446-6455

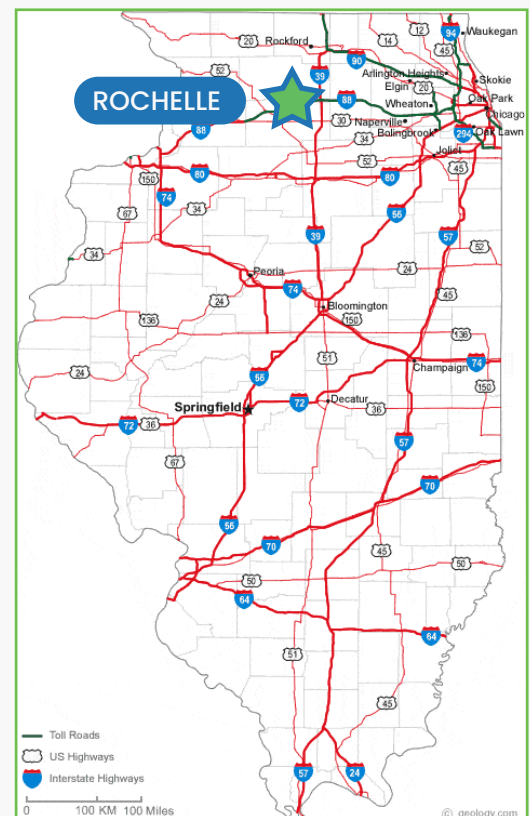
jchamlin@cawleychicago.com

call for details



### building specifications

Total SF	51,750 SF
Main Building	36,000 SF
Annex	15,750 SF
Office	1,000 SF
Loading	4 Docks 2 Roll-Up Door (14' x 14')
Power	2,000 Amps
Sprinklers	Fully Sprinklered
Lighting	LED Motion-Activated
Column Spacing	60' x 80'
Off-Street Parking	+/- 2 Acres
Taxes & CAM	\$1.25 PSF
Lease Rate	\$3.25 PSF NNN



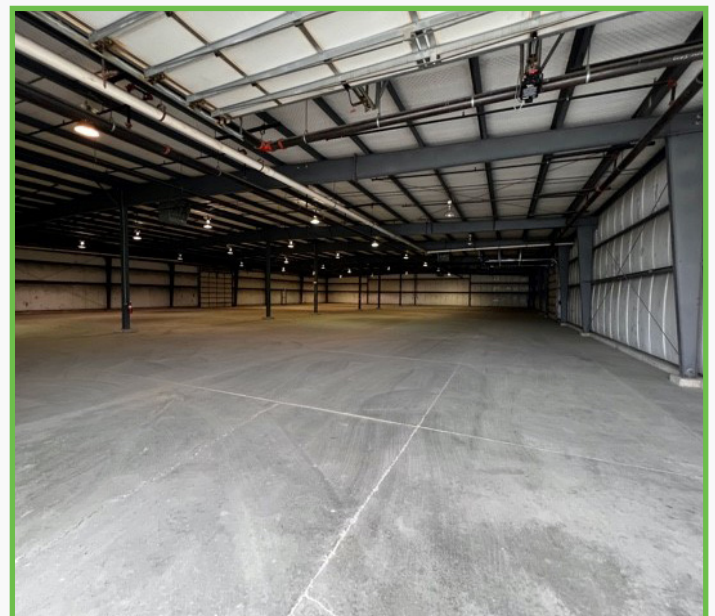


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- ✓ 2 acres of off-street parking
- ✓ ADA-compliant and remodeled office, restrooms, & breakroom