

AVAILABLE FOR LEASE

146 PINNACLE DRIVE

ROMEOVILLE, ILLINOIS 60446



**BUILDING SPECIFICATIONS:**

**BUILDING SIZE:** 38,591 SF

**CLEAR HEIGHT:** 20'

**CONSTRUCTION:** Precast

**RE TAXES:** \$1.52 PSF

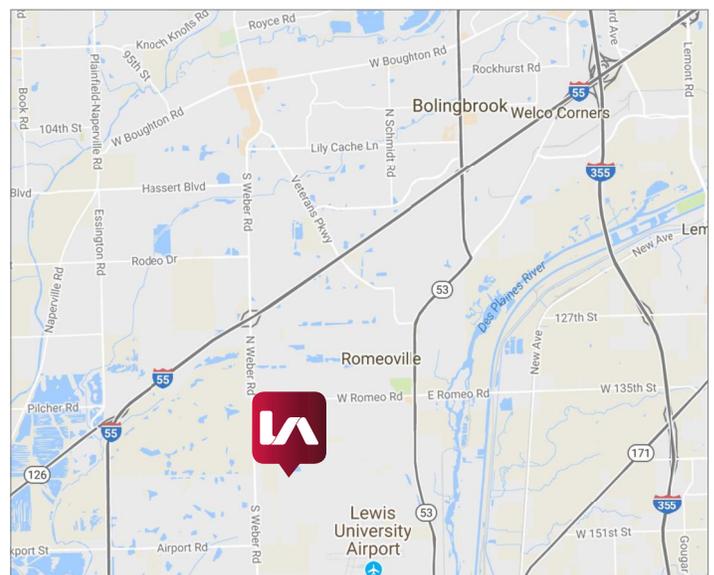
**C.A.M.:** \$1.15 PSF (including insurance)

**MGMT FEE:** 2.75%

- COMMENTS:**
- › New roof coming 2026
  - › 2 Miles from the 4-way interchange at I-55 & South Weber Road
  - › Minutes from excellent area amenities

**AVAILABLE:**

UNIT	SIZE	OFFICE	LOADING	RATE
146	9,517	2,874	1 Dock 1 DID (14x12)	\$14.00 Net



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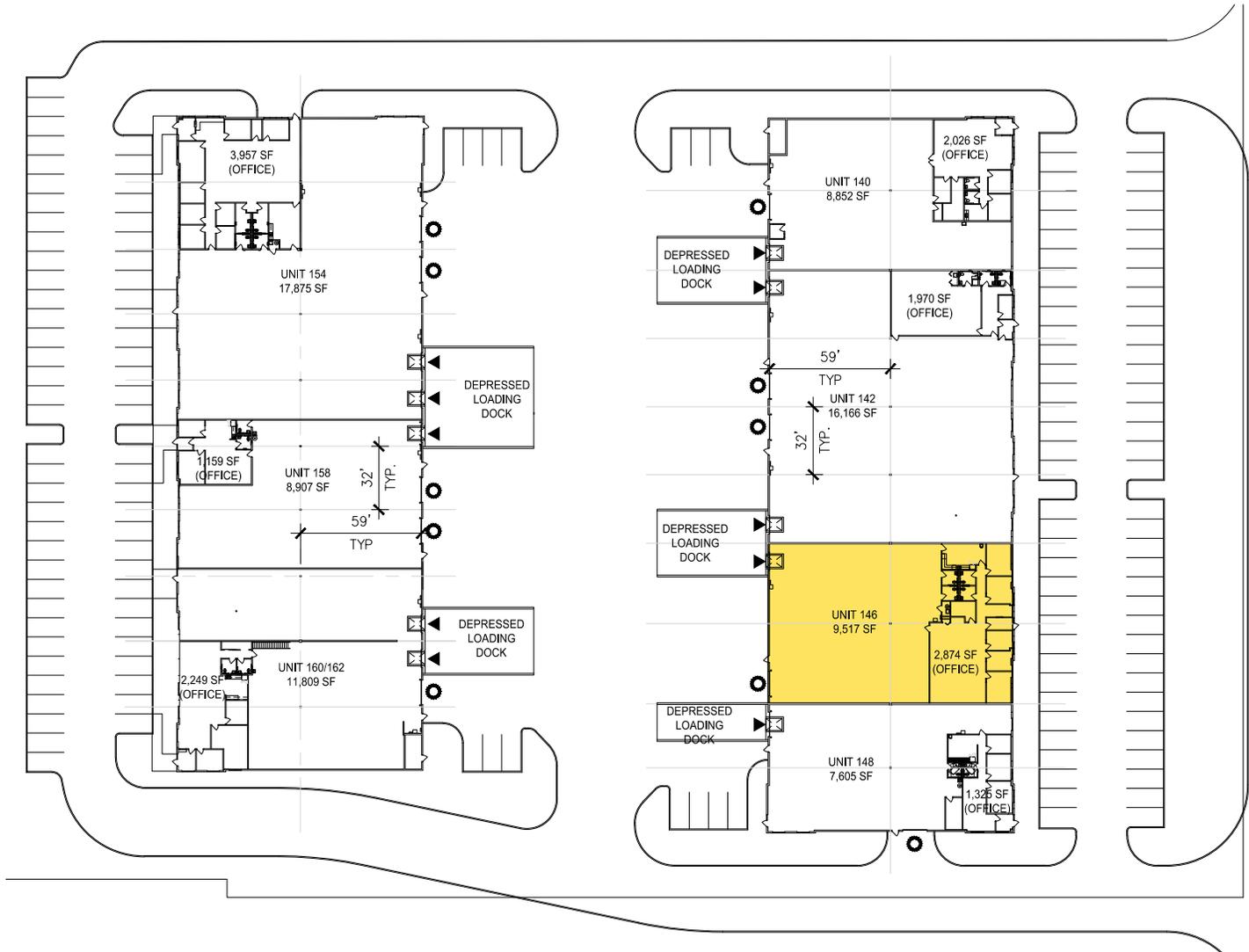


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- DRIVE-IN DOOR
- ▶ DOCK DOOR

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