

# AVAILABLE FOR LEASE

## 4N274 84<sup>TH</sup> COURT

HANOVER PARK, IL 60133



### BUILDING SPECIFICATIONS:

**BUILDING SIZE:** 12,000 SF

**AVAILABLE:**

- 5,000 SF
  - 3,800 SF warehouse
  - 1,200 SF office

**SITE SIZE:** 1.0 acre

**CLEAR HEIGHT:** 16'

**LOADING:**

- 1 exterior dock
- 1 drive-in door (12' x 12')

**BUILT:** 2002

**PARKING:** 12 cars

**POWER:** 200 amps @ 120/240 volts

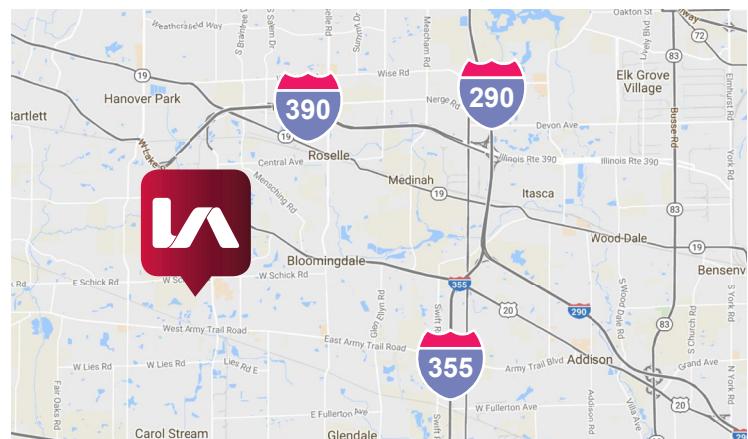
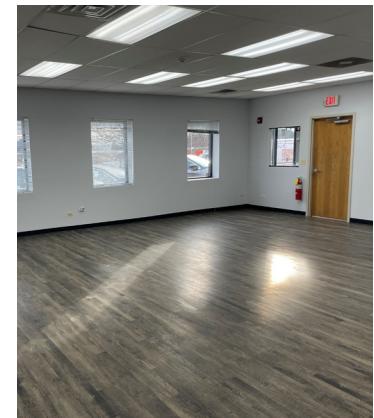
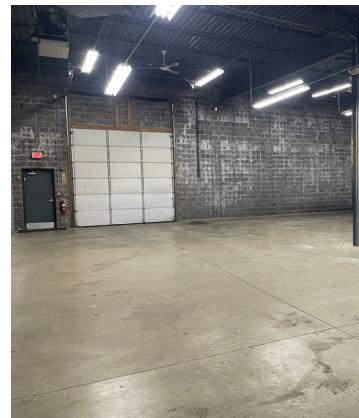
**UTILITIES:** Tenant responsibility

**POSSESSION:** Immediate occupancy

**LEASE RATE:** \$5,000 / Month Modified Gross

**COMMENTS:**

- › Renovated offices
- › Efficient warehouse layout
- › Close proximity to I-355 and I-390



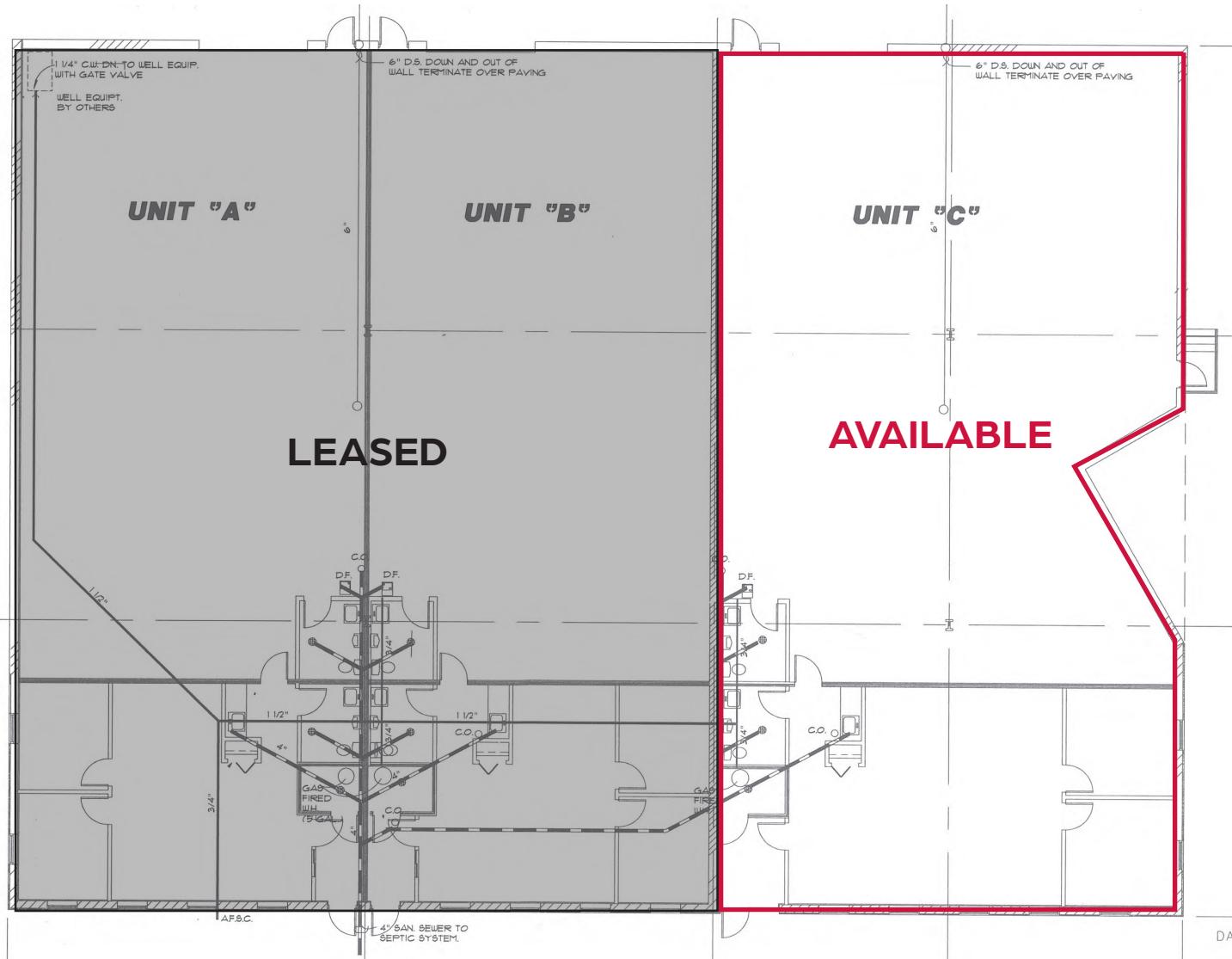
**Rick Anesi**  
Senior Vice President  
[raneli@lee-associates.com](mailto:raneli@lee-associates.com)  
D 773.355.3043

**Brad Simousek**  
Senior Vice President  
[bsimousek@lee-associates.com](mailto:bsimousek@lee-associates.com)  
D 773.355.3016

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR LEASE  
4N274 84<sup>TH</sup> COURT  
HANOVER PARK, IL 60133

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**Rick Anesi**  
Senior Vice President  
[raneli@lee-associates.com](mailto:raneli@lee-associates.com)  
D 773.355.3043

**Brad Simousek**  
Senior Vice President  
[bsimousek@lee-associates.com](mailto:bsimousek@lee-associates.com)  
D 773.355.3016

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.