

FLEX SPACE

2 UNITS AVAILABLE

FOR LEASE

8330 - 8340 S. MADISON ST.
BURR RIDGE | IL 60527



cawley  CHICAGO

RAWLY LANTZ, SIOR
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JUSTIN HARRIS
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HIGHLIGHTS



Full A/C Warehouse Space



LED Lighting



Low DuPage County Taxes



Easy Access to Route 83 & Full Interchange at I-55



Easy Access to Numerous Hotels, Restaurants, and Retail

SPECIFICATIONS

BUILDING DETAILS

Total Building Area:	± 74,586 Sq. Ft.
Loading:	3 Internal Common Docks 3 Drive - In Doors
Parking Ratio:	2.6/1,000 Sq. Ft. – Expandable

AVAILABLE

Unit 8330 - 30:	± 5,000 Sq. Ft.
Unit 8340 - 10:	± 15,000 Sq. Ft.

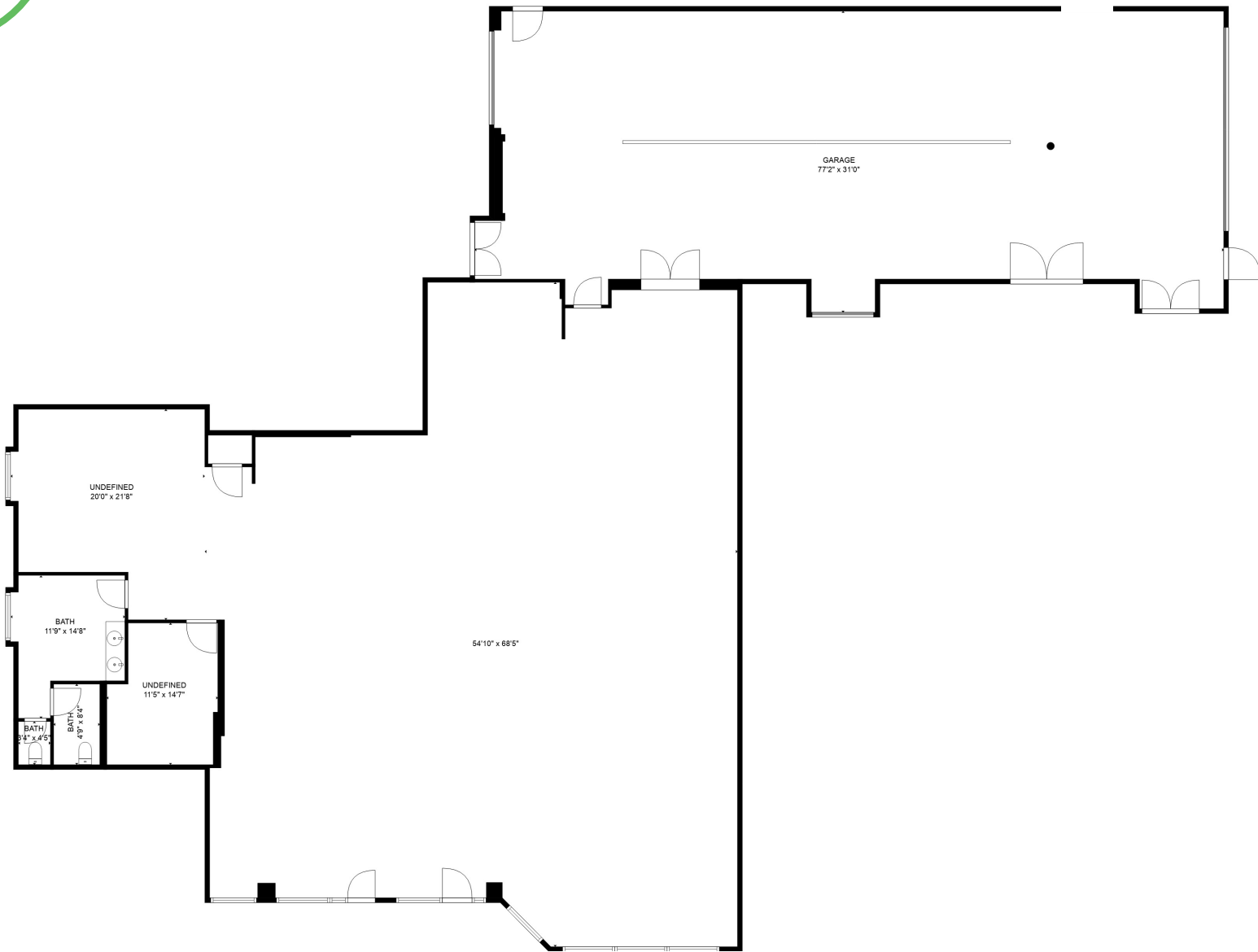
PRICING

Lease Rate:	\$15.00 PSF Modified Gross
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UNIT 8330 - 30

5,000 SQ. FT.



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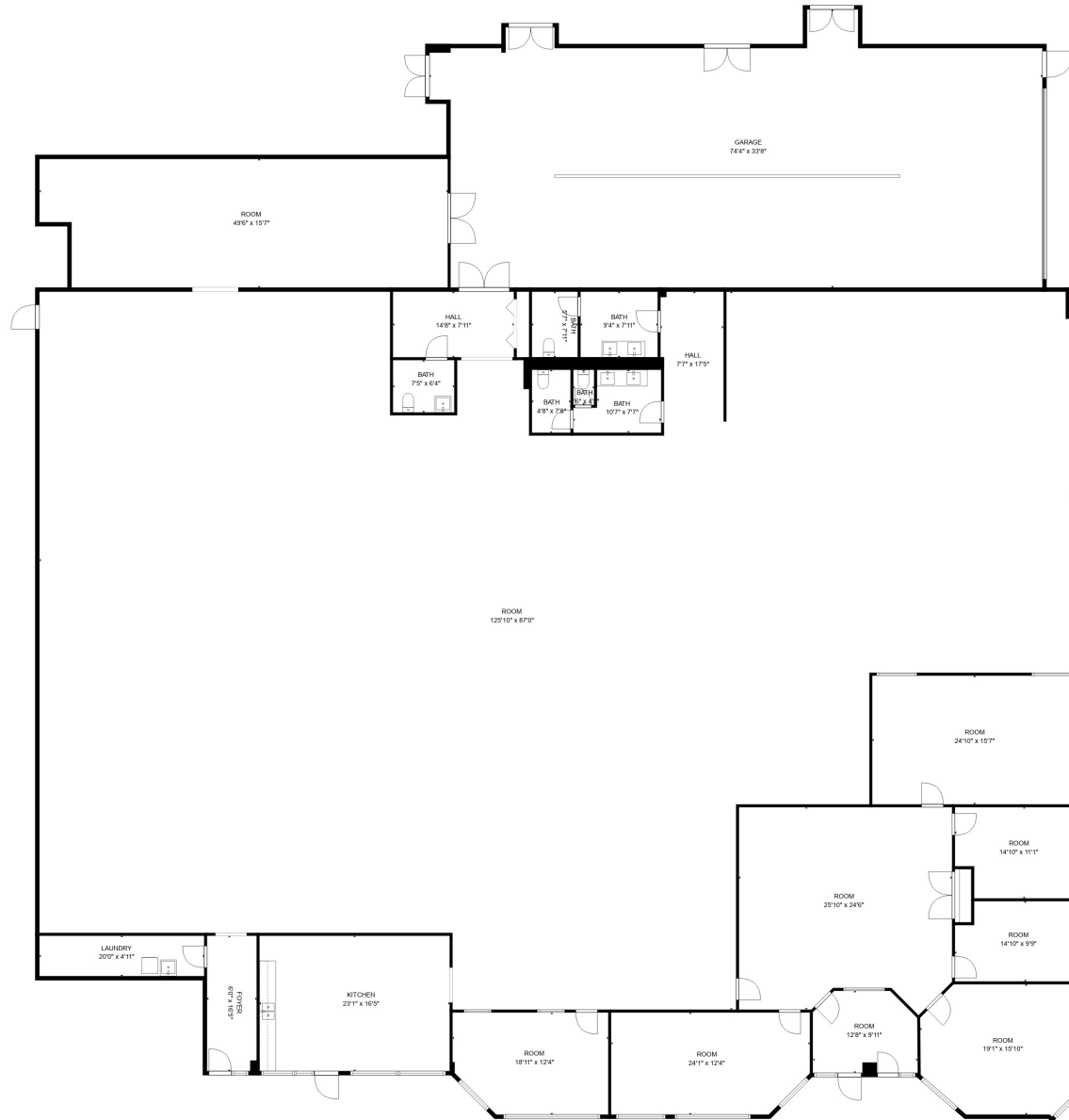
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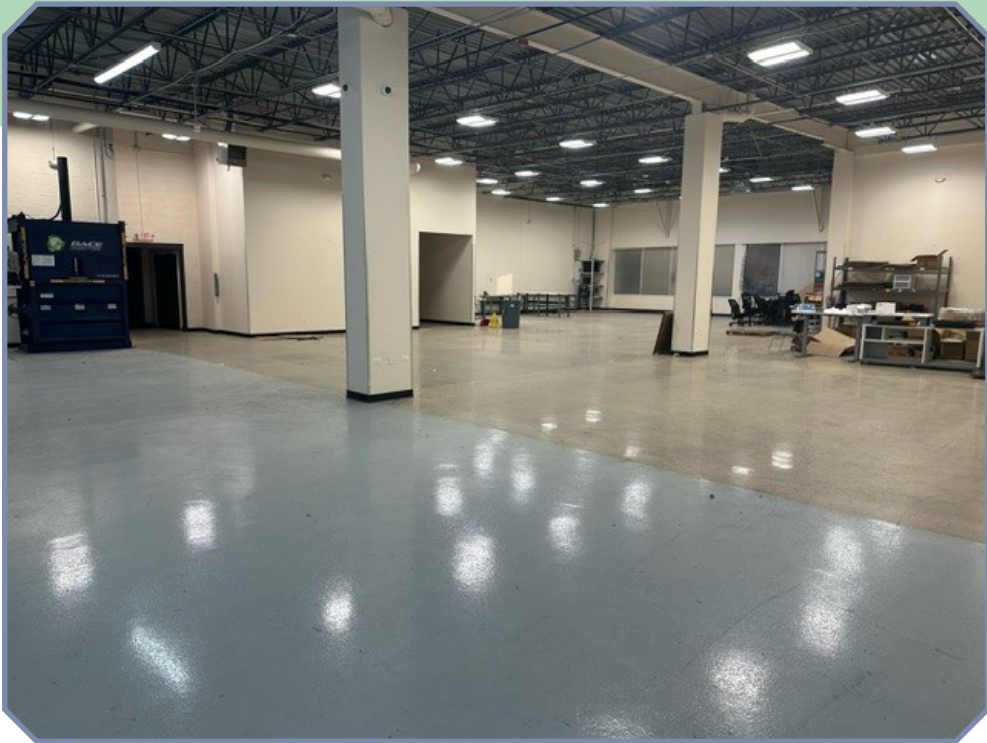
UNIT 8340 - 10

15,000 SQ. FT.



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LOCATION OVERVIEW

