

FOR LEASE

4,991 SF Units L & M
1312 Marquette Drive
Romeoville, IL 60446

THE POLIVKA GROUP LLC
COMMERCIAL | INDUSTRIAL REAL ESTATE BROKERAGE



- Available:** March 15, 2024
4,991 s.f Units L & M
Unit square footage includes 288 s.f. of shared dock.
- Office:** 700 (14%) with central HVAC.
- Power:** 200 amps, single phase 208 volts.
- Ceiling:** 14' clear.
- Parking:** 8 spaces.
- Loading:** Each unit has one exterior truck dock with electric leveler each shared with one adjacent tenant.
- Details:** Built 2000 insulated precast concrete panel; I-1 Medium Density Industrial zoning; **great location only 1 mile to I-55 Stevenson Expressway and 2 miles to I-355 NS Tollway.**
- Price:** \$11.00 s.f. modified gross + \$1.36 s.f. approx. CAM
\$4,575 base + approx. \$570 CAM = \$5,145 month

Exclusive: Andy Polivka, Broker

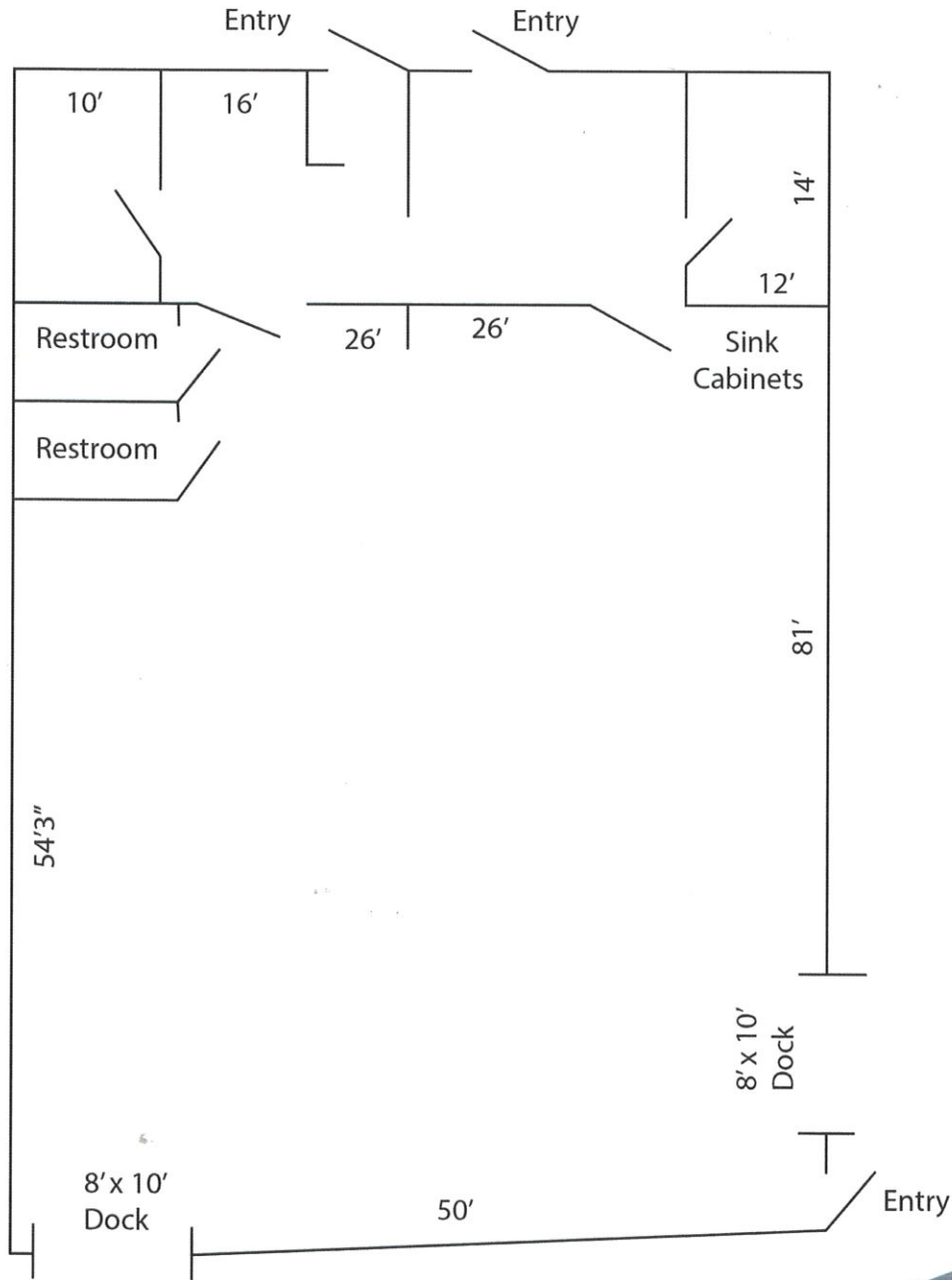
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Romeoville, IL, 60446
Units L&M, 4,991 S.F.
700 s.f. offices



EXCLUSIVE AGENT:

Andy Polivka

Direct: 630.564.0017

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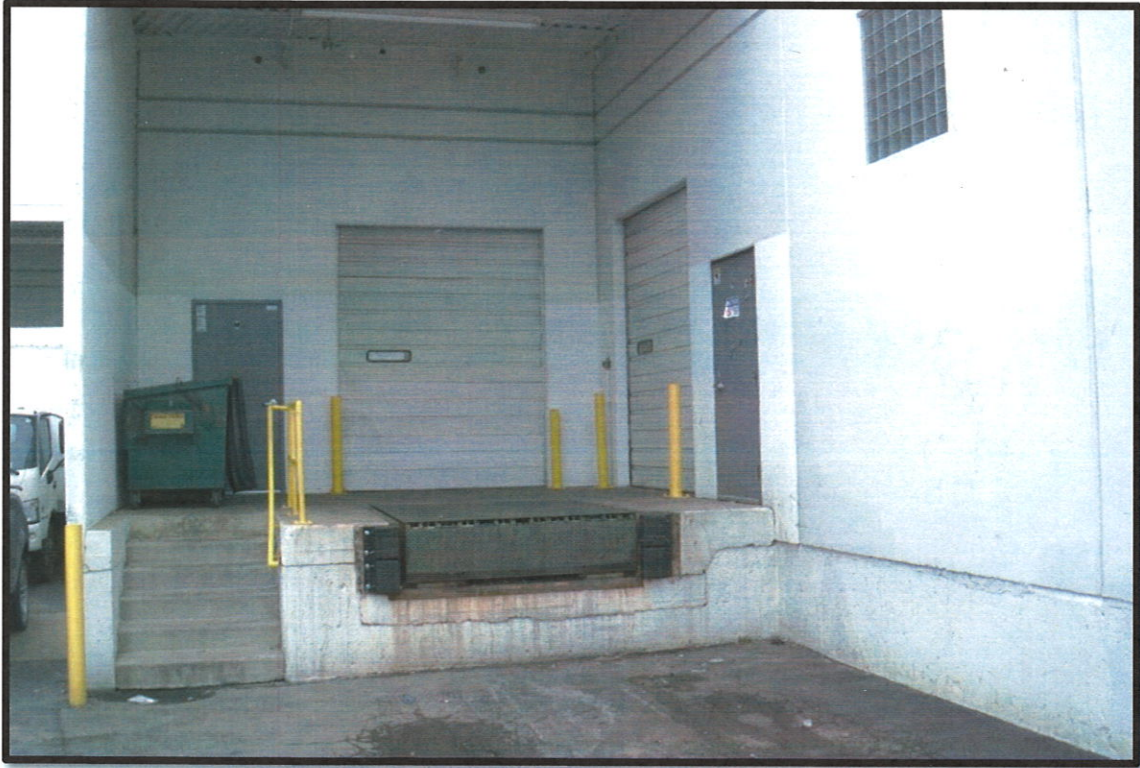
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