
THE POLIVKA GROUP LLC

COMMERCIAL | INDUSTRIAL REAL ESTATE BROKERAGE

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**FOR LEASE
4,998 S.F.
UNITS H & I, 1312 MARQUETTE DRIVE
ROMEDEVILLE, IL 60446**

Available approx. June 15, 2021.

Offices: 1,495 s.f. (30%) HVAC offices 3 privates, large general.

Warehouse: Two exterior truck docks with levelors shared with adjacent tenant; 14' clear; 200 amp 3 phase 208 volt; 7 car parking.

Lease Rate: \$8.50 s.f. modified gross; \$1.36 s.f. were the 2020 modified gross common area expenses; calculate total rent as approximately \$9.86 s.f. total = \$4,107 month.

Monthly base rent: \$3,540

Approx. monthly CAM: 567 (Billed monthly as expenses occur).

Approx. monthly total \$4,107

Exclusive Agent: Andy Polivka, Direct: 630-564-0017

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