

For Lease:

6804 Hobson Valley Drive, Unit 113
Woodridge, IL 60517
1,500 s.f.

PROPERTY HIGHLIGHTS



1,500 s.f. with 500 s.f. Loft Close to I-355 at 63rd Street

Size:	1,500 s.f.	Offices:	125 s.f. (8%) general office.
Site Size:	P.O.L.B.	Loading:	One 12' x 14' drive-in door.
Ceiling Height:	18'	Zoning:	M-1 manufacturing.
Parking:	3-4 cars.	Power:	100 amps, 240 volt 3 phase

Details: 1,500 s.f. total (25' x 60'); plus 500 s.f. free loft storage space ¾" plywood deck (20' x 25') in rear of space with stair access 10.5' clear on top, 8.75' clear bottom; warehouse floor epoxy coated; restroom with janitorial sink; 2-ceiling fans; 12'x14' insulated drive-in door with opener; 3-4 car parking + street; wet fire sprinkler; quick I-355 highway access 1.5 miles at 63rd Street interchange.
RENT INCLUDES REAL ESTATE TAXES, BUILDING INSURANCE, COMMON AREA EXPENSES (CAM), WATER, SEWER AND REFUSE SERVICE.

Lease Rate: \$2,100 per month gross.

THE POLIVKA GROUP LLC
COMMERCIAL | INDUSTRIAL REAL ESTATE BROKERAGE

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