

UP TO
±4,000 SF
INDUSTRIAL
SPACE FOR
SUBLEASE

FOOD GRADE
WAREHOUSE

OVERFLOW
SPACE

SECURED
BUILDING



TRANSWESTERN

REAL ESTATE
SERVICES

636 SCHWAB COURT

Romeoville, IL 60446

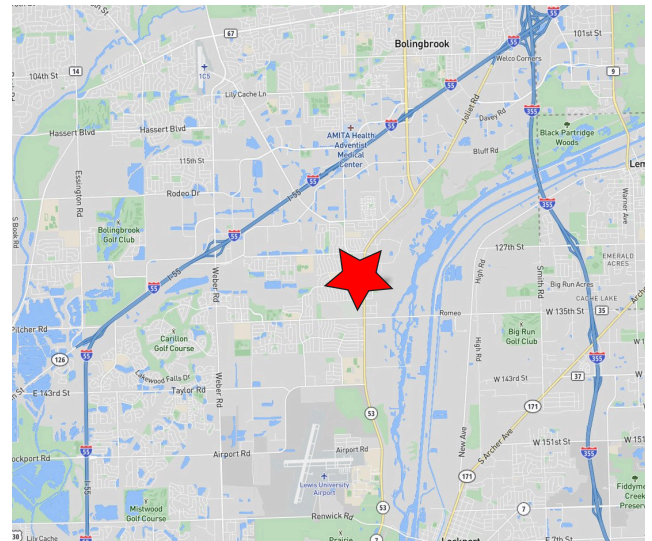


Specifications:

- **Total Building Size:** ±55,000 SF
- **Office Size:** Negotiable
- **Ceiling Height:** 28' clear
- **Construction:** Precast
- **Year Built:** 2001
- **Heating:** Air Rotation System
- **Loading:** 3 Ext. Docks / 1 DID (12x16)
- **Sprinklered:** ESFR
- **Parking:** ±20 Cars
- **Power:** 1200A @ 110V / 220V / 440 V
- **Possession:** Immediate
- **Lease Rate:** STO

Highlights:

- **Overflow Space**
- **Food-Grade Warehouse**
- **T-8 Lighting**
- **Loading and Unloading Service Available**
- **Secured Building**
- **10" Concrete Floors**
- **3-4 Private offices can be made available**
- **Flexible Lease Terms**



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