

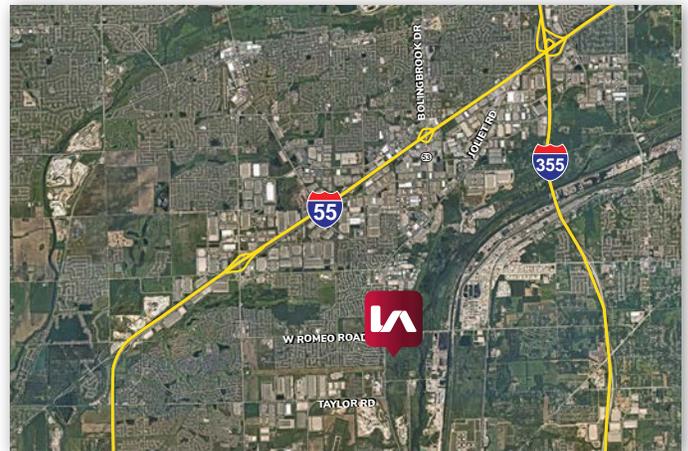
AVAILABLE FOR LEASE
515 ANDERSON DRIVE
 ROMEOVILLE, IL 60446

COMMON DOCK RAMP



BUILDING SPECIFICATIONS:

BUILDING SIZE:	38,325 SF
CLEAR HEIGHT:	19'
LOADING:	› 2 common loading docks › 9 drive-in doors (12'x14') - 1 per unit
SPRINKLER:	Wet
PARKING:	2.7 per 1000 SF
LEASE RATE:	Subject to Offer
CAM:	\$2.22 PSF (est. 2025)
RE TAXES:	\$1.52 PSF (est. 2025)



AVAILABLE:

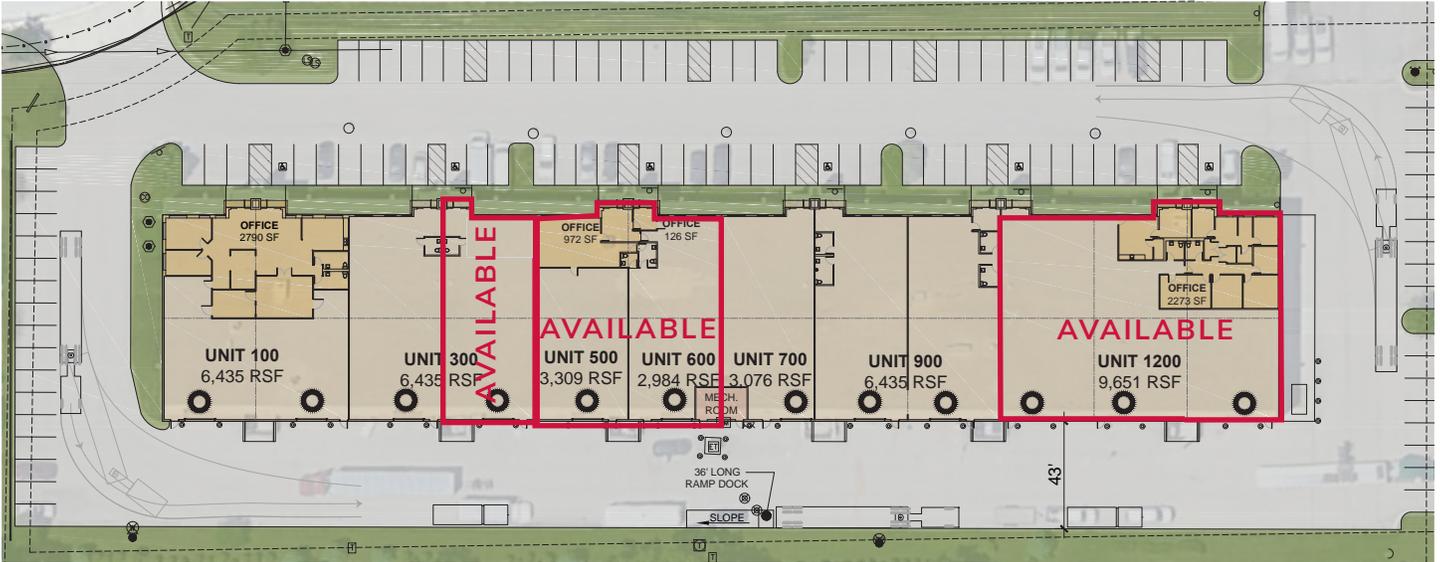
UNIT NUMBER	UNIT SF	OFFICE SF	LOADING	POWER	COMMENTS
1000/1200	9,651	±2,800	3 Drive-in Doors 1 Shared Dock Ramp	125 amp, 480 volt 3-phase 4-wire	Kitchenette
500/600	6,293	none	2 Drive-in Doors 1 Shared Dock Ramp	200 amp, 480 volt 3-phase 4-wire	4 restrooms
400	3,218	none	2 Drive-in Doors 1 Shared Dock Ramp	200 amp, 480 volt 3-phase 4-wire	

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HIGHLIGHTS & FEATURES

- ▶ Great access to I-55 via Route 53
- ▶ Newer building with high image construction
- ▶ Will County Taxes
- ▶ Institutionally owned & professionally managed



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Owned by



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