

CONTE VILLA PARK

VILLA PARK, IL 60148

INDUSTRIAL & OFFICE SPACE FOR LEASE



OFFERING SUMMARY

Available RSF:	2,190 - 6,000 RSF
Parking Ratio:	1.0/1,000 SF Ratio
Access:	24-7 Access
Utilities:	Separately Metered
2023 Taxes & OPEX:	Taxes: \$1.82 PSF OPEX: \$1.23 PSF TOTAL: \$3.05 PSF
Lease Rate:	\$11.00 PSF (NNN)

PROPERTY HIGHLIGHTS

- Well Capitalized Ownership
- Conveniently Located Just off North Ave., Minutes from I-355 & I-290

JBSCRE.COM | 650 E DEVON AVE, SUITE 105, ITASCA, IL 60143 | 312.462.1020

EDGAR CERVANTES
SENIOR BROKER
312.462.1021
EDGAR@JBSCRE.COM

ALL INFORMATION IS DEEMED TO BE RELIABLE BUT NOT GUARANTEED



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SITE PLAN



ADDRESS	LEASE RATE	SIZE (SF)	CEILING HEIGHT	POWER	LOADING	COMMENTS
729 N Yale Ave, Unit A	\$11.00 PSF (NNN)	2,600 SF	N/A	N/A	N/A	100% Office. Two Floors, 1,300 SF Each
735 N Yale Ave Unit C	\$11.00 PSF (NNN)	2,190 SF	16'	800 AMPS	Drive-in Door	
740-742 Princeton Ave Unit 742	\$11.00 PSF (NNN)	6,000 SF	14'	800 AMPS	Exterior Dock, Drive-in Door	

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