



1334 Enterprise Drive ROMEOVILLE, IL 60446

RARE IOS FOR LEASE in I-55



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

9450 W. BRYN MAWR AVENUE, SUITE 550
ROSEMONT, ILLINOIS 60018
MAIN | (773) 355-3000
WWW.LEE-ASSOCIATES.COM

RYAN EARLEY

PRINCIPAL

(773) 355-3020 DIRECT

REARLEY@LEE-ASSOCIATES.COM

Certain Principals of Lee & Associates may have a direct or indirect ownership interest in this property.

SPECIFICATIONS



 0.5 ACRE PAVED & FENCED OUTSIDE STORAGE

 LED LIGHTING THROUGHOUT

 TRENCH DRAINS THROUGHOUT SHOP

 EASY ACCESS TO I-55 AND I-355

PROPERTY SPECIFICATIONS:

BUILDING SIZE: ±10,000 SF

LOT: 1.25 Acres

OFFICE: ±3,000 SF

CLEAR HEIGHT: 16'

LOADING:

- > 1 exterior dock door
- > 3 drive-in doors
 - > (2) 12' x 14'
 - > (1) 10' x 10'

PARKING: 220 auto stalls

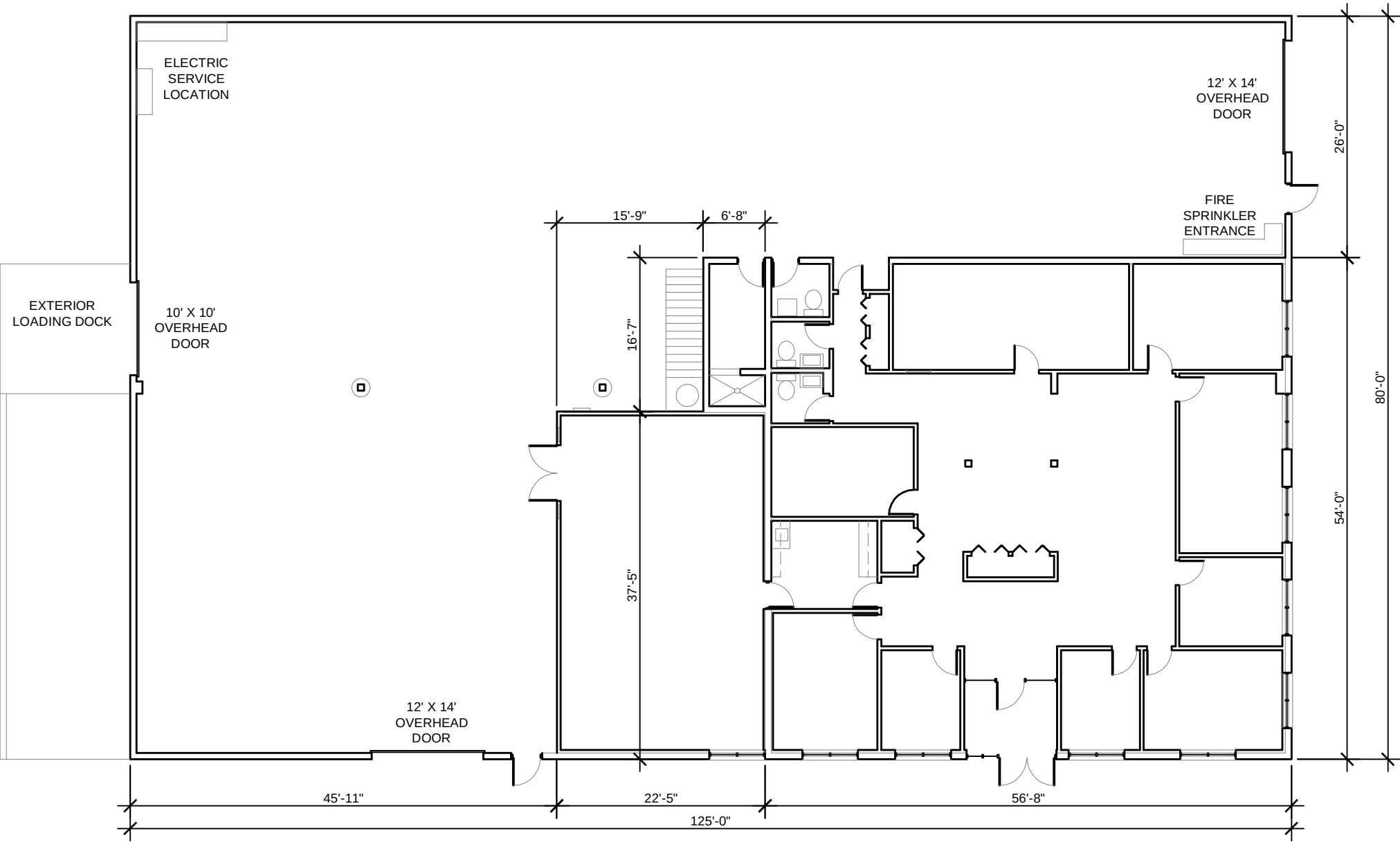
POWER: 1,200 amp, 3-phase

R.E. TAXES: \$19,368.64 (2025)

C.A.M.: Tenant Maintains

LEASE RATE: Subject to Offer

PLAN



ACCESS

