

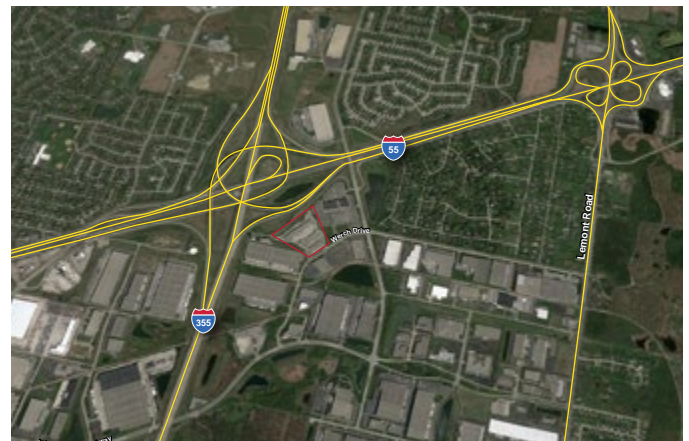
AVAILABLE FOR LEASE
 10204, 10210, & 10216 WERCH DRIVE
 WOODRIDGE, ILLINOIS 60517

5,055 SF WITH PRIVATE DOCK AND DID AVAILABLE



BUILDING SPECIFICATIONS:

Clear Height:	16' - 20'
Loading:	Private & Shared Mixed DID's (12' x 12')
Power:	100 Amp / 208 Volt
Parking:	3:1,000
Year Built:	2005
R.E. Taxes:	\$1.45 PSF (2026 estimates)
CAM:	\$2.82 PSF (2026 estimates)



AVAILABLE:

Suite	Total SF	Office SF	Loading
104	3,806	1,937	2 Common Loading Docks
112	5,055	1,020	1 Private Loading Dock 1 Private Drive-in Door

HIGHLIGHTS:

Woodridge Commerce Centre is a three (3) building industrial center. These multi-tenant buildings are located right on I-55 with interstate exposure. The site offers ample parking with a mix of private and shared loading.

Caroline A. Dell
 Vice President
 cdell@lee-associates.com
 D 773.355.3035

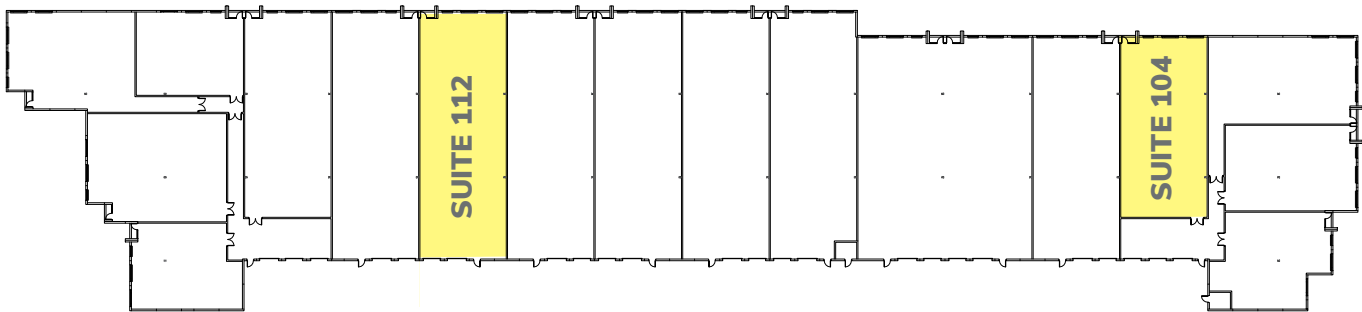
OWNED BY:
BMD

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR LEASE
10204, 10210, & 10216 WERCH DRIVE
WOODRIDGE, ILLINOIS 60517

SUITE 104
3,806 SF

SUITE 112
5,055 SF



Caroline A. Dell
Vice President
cdell@lee-associates.com
D 773.355.3035

OWNED BY:
BMD

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

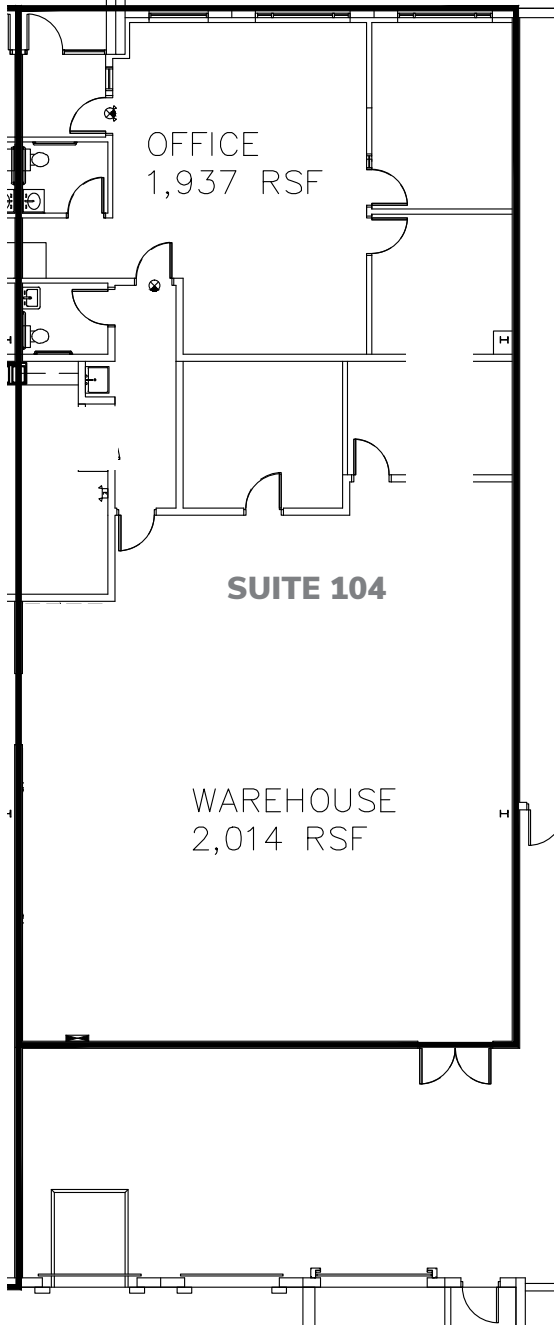
AVAILABLE FOR LEASE

10204, 10210, & 10216 WERCH DRIVE

WOODRIDGE, ILLINOIS 60517

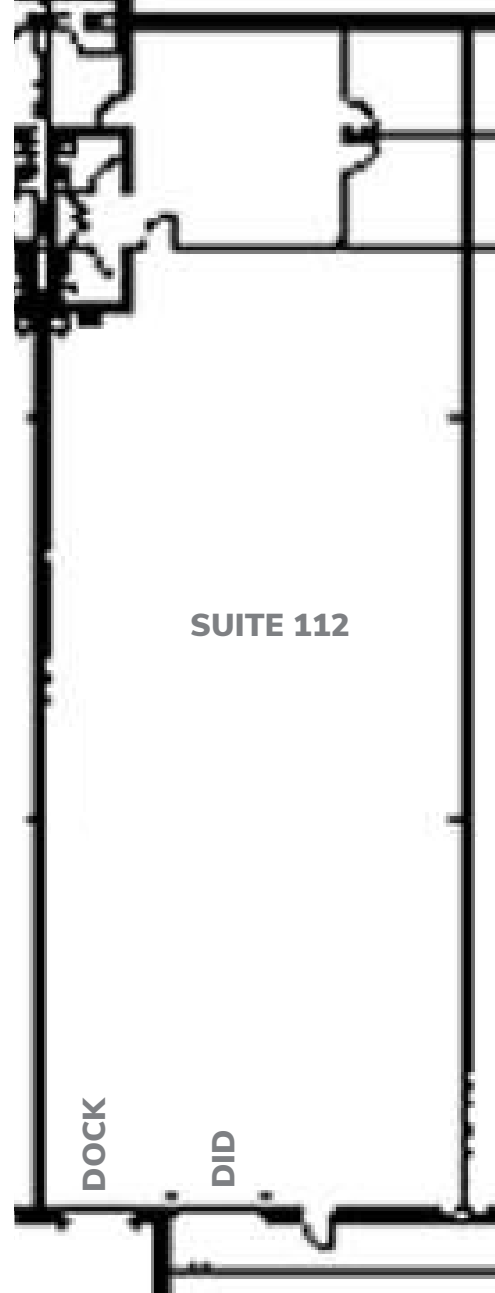
SUITES 104

3,806 SF



SUITES 112

5,055 SF

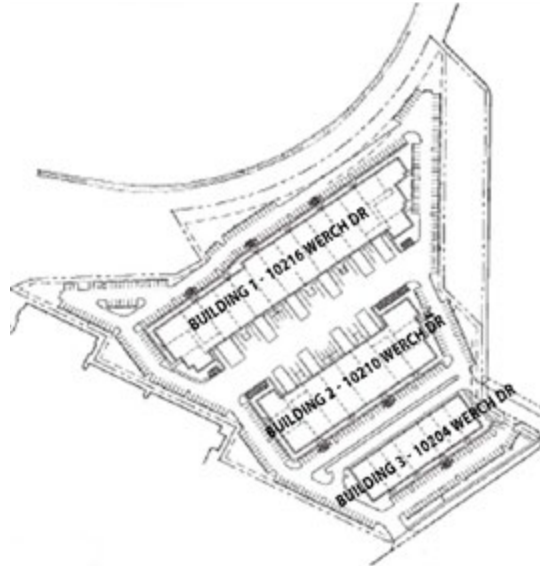


Caroline A. Dell
Vice President
cdell@lee-associates.com
D 773.355.3035

OWNED BY:
BMD

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR LEASE
10204, 10210, & 10216 WERCH DRIVE
WOODRIDGE, ILLINOIS 60517



Caroline A. Dell
Vice President
cdell@lee-associates.com
D 773.355.3035

OWNED BY:
BMD

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.