

NOW AVAILABLE OFFICE/WAREHOUSE SPACE

14351 Weber Drive - Huntley IL 60142



32' clear / Heavy Dock / Trailer Stall Ratio

**90 EXPOSURE
/SIGNAGE
OPPORTUNITIES**

90

**SUITE A
+/-23,000 - 35,000 SF**

**SUITE B
+/-20,980 - 29,092 SF**

AVAILABLE SPACE



PROPERTY HIGHLIGHTS

- Immediate proximity to Full I-90 Interchange at Rt 47
- On site Fueling/Scale/Repairs Available
- High-image design
- Fully gated/secured site
- Short and long term leases considered
- Cross dock configuration available
- 20,000 - 35,000 sf of single or cross docked space available
- Flexible facility design and zoning to accommodate various operations
- Dedicated Truck and Trailer Parking Available individually or in quantities

MICHAEL HAWRYLUK

Managing Broker

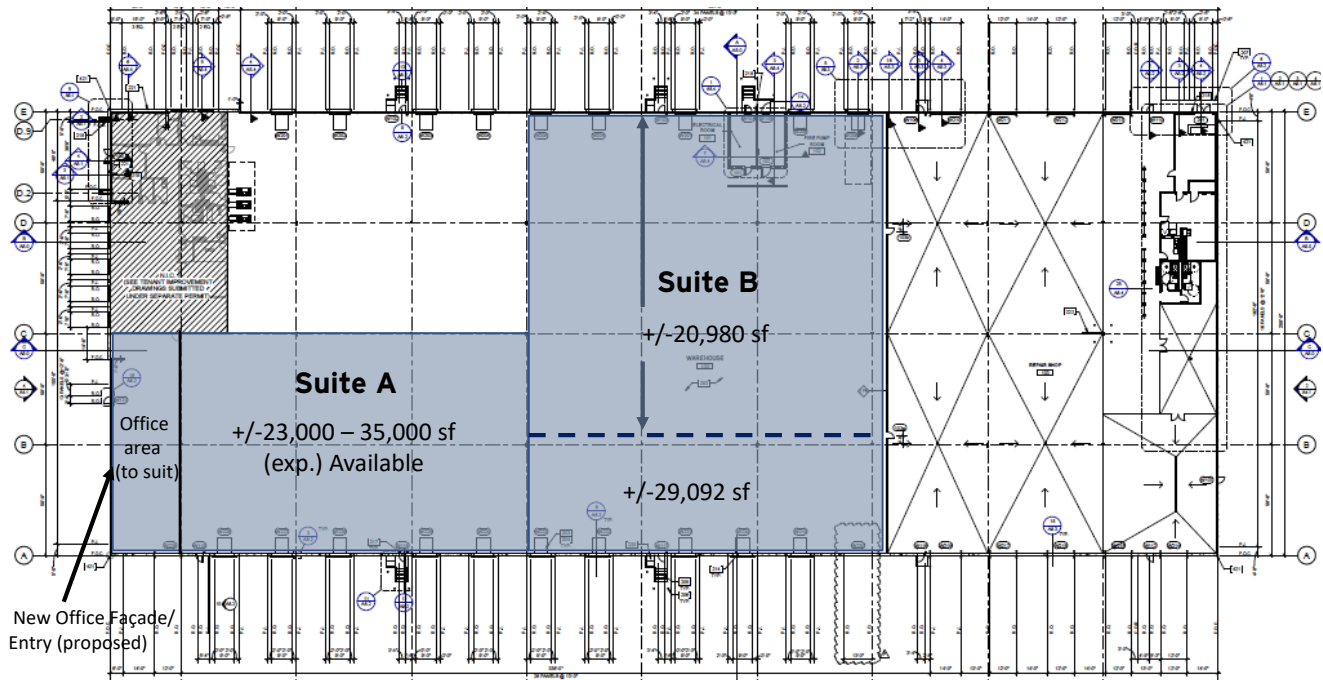
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BUILDING SPECS

Building Size:	100,000 sf
Office:	To suit (Suites A and B)
Available:	Suite A: +/-23,000 - 35,000 sf Suite B: 20,980 - 29,092 sf
Truck Docks:	Suite A: 5 (exp) Suite B: 5-10 ext docks, 1 DID available
Auto Parking:	To Suit
Trailer Parking:	Suite A: 7 (at building) 1-40 (in paved yard) Suite B: 7-14 (at building) 1-40 (in paved yard)

Ceiling Clearance: 32'

Typical Bay Size: 52' x 52'

Sprinklers: ESFR

Pricing: Subject to Offer

Comments:

- Fully secured/paved site
- Flexible size/terms available
- Truck Repair Bays on site
- New office façade/entry to be constructed



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corporate neighbors

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**STRATEGIC CENTRAL CHICAGO LAND
LOCATION TO SERVICE ALL MAJOR
CORRIDORS WITHOUT CONGESTION**

**EXTENSIVE LEVELS OF LABOR
WITHIN IMMEDIATE PROXIMITY**

**30
MILES**

TO I-39

**39
MILES**

TO ROCKFORD
INT'L AIRPORT

**8+
MILLION**

POPULATION WITHIN
40 MILES

**80+
MILLION**

POPULATION
WITHIN 1 DAY
DELIVERY AREA



UP TO 15% LOWER
WAGES THAN
SURROUNDING
COUNTIES



40% OF LOCAL
SKILLED LABOR
HOLDS A COLLEGE
DEGREE

9

MAJOR
EXPRESSWAYS
WITHIN 35 MILES

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