

AVAILABLE FOR LEASE  
1035 N. HILLTOP DRIVE  
ITASCA, ILLINOIS



**BUILDING SPECIFICATIONS:**

BUILDING SIZE:	38,649 SF
OFFICE AREA:	±4,000 SF
ASSEMBLY AREA:	±925 SF
BAY SIZE:	36'6" x 42'4"
CLEAR HEIGHT:	18'
LOADING:	› 3 interior docks › 1 drive-in door
PARKING:	23 car spaces
POWER:	1200A @ 480V, 3-phase
POSSESSION:	Immediate
OPERATING EXPENSES (2025):	› Real Estate Taxes: \$1.47 PSF › Insurance: \$0.21 PSF › CAM: \$1.18 PSF › Property Management: \$0.30 PSF
COMMENTS:	› Free-standing building in established industrial park location › Proximity to major transportation routes including Rte 53, I-390, I-290 & I-355



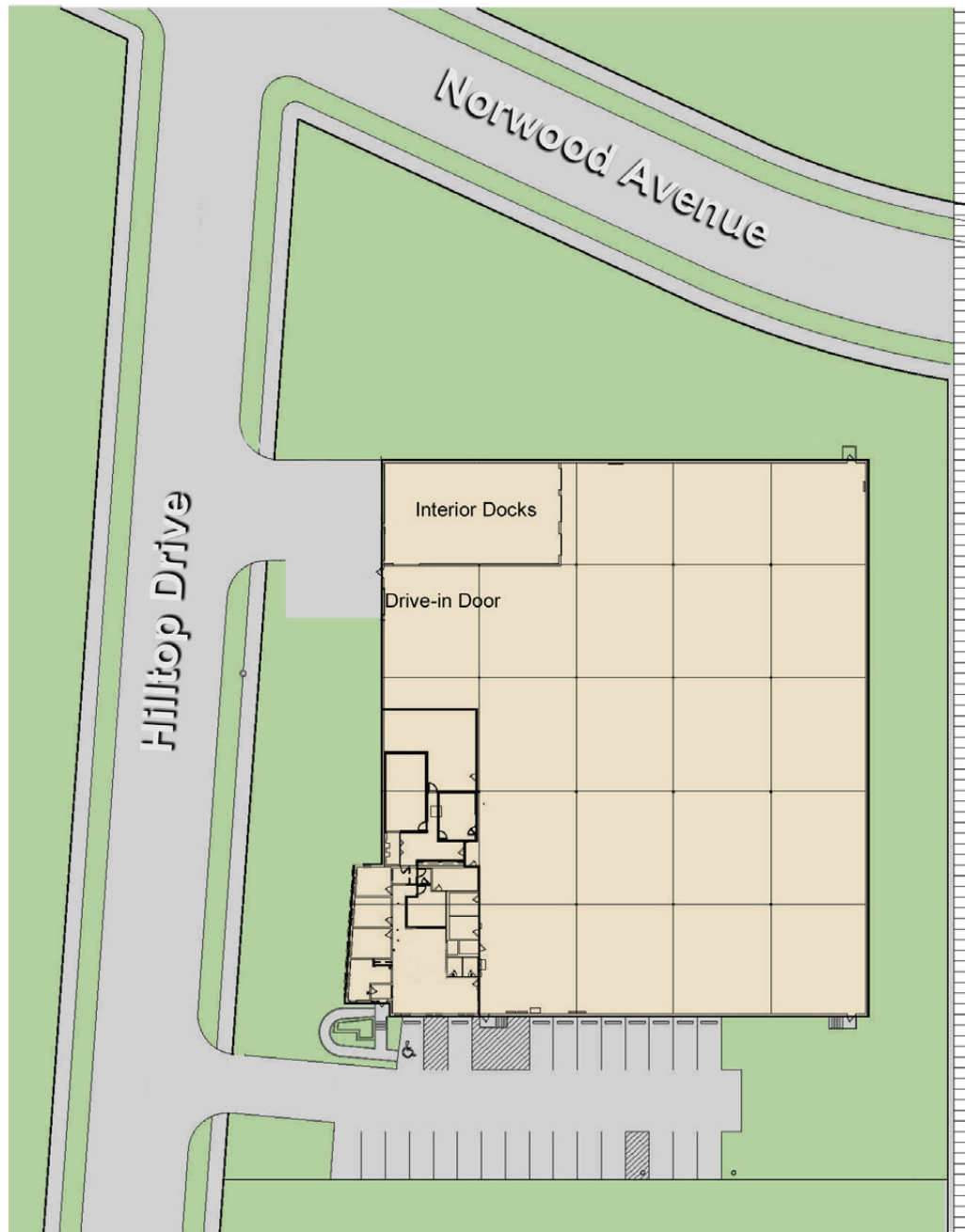
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