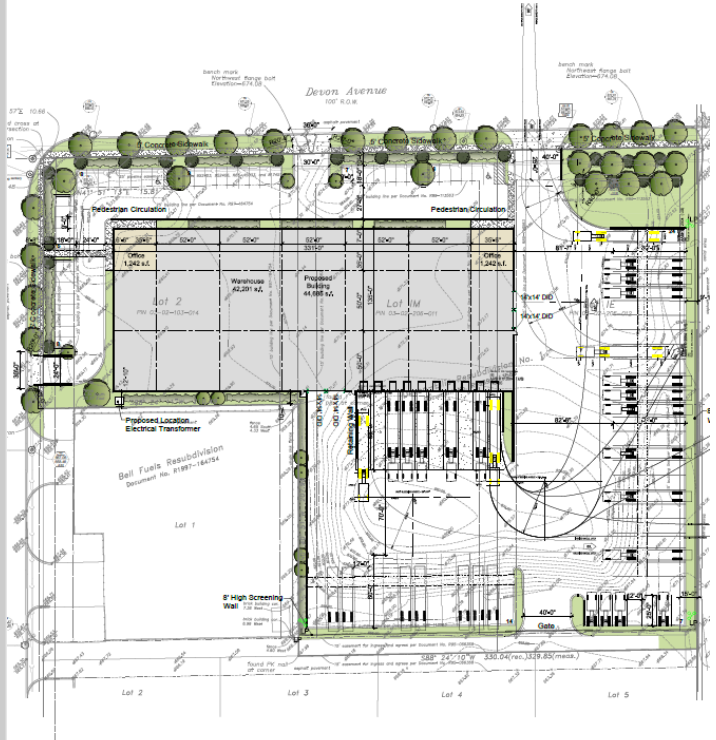




COMING 2024

Proposed Building Highlights

- 44,685 S.F. Building +/-
- 2,484 S.F. Offices +/-
- 30' Clear at Low Point +/-
- (10) Exterior Docks
- (4) DIDs
- 43 Car Stalls +/-
- 24 Truck Trailer Parking +/-
- 14 Trailer Parking +/-
- 7 Bobtail Parking +/-
- 1200 Amps, 277/480 Volt, 3 Phase, 4 Wire
- Gas Unit Heaters, AC
- Fire Sprinkler: ESFR
- I-2 Industrial Zoning
- Rental Rate: Subject to Offer
- CAM: Lessee Responsibility
- Free Standing Building
- DuPage County Real Estate Taxes
- Ideal Sales Office/Distribution Warehouse
- Excellent Corner Visibility & Signage



Building a better image

For more information CONTACT: Giovanni Gullo or Mariann Gullo Phone: 847.364.7000 • Fax: 847.364.7030

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