

# For Sale or Lease

Available Immediately

## 800 Hollywood Avenue

Itasca, IL 60143

50,337 SF



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|                          |   |
|--------------------------|---|
| Available SF             | 50,337 SF                                     |
| Office SF                | +/- 6,000 SF <i>(can be reduced)</i>          |
| Ceiling Height           | 21' 6"  |
| Lighting                 | LED   |
| Sprinkler                | Wet System                                    |
| Car Parking              | 79 cars                                       |
| Year Built               | 1977  |
| Power                    | 2,000 Amps @ 480 Volts   400 Amps @ 240 Volts |
| Docks                    | 4 interior                                    |
| Drive-in Doors           | 1 (10' x 12')                                 |
| Bay Sizes                | 30' x 40'                                     |
| CAM                      | \$0.61 p.s.f.                                 |
| Insurance                | \$0.27 p.s.f.                                 |
| R.E. Taxes               | \$1.93 p.s.f.                                 |
| Asking Sale / Lease Rate | Subject to Offer                              |



### HIGHLIGHTS

- Heavy power
- Immediate access to I-290 and I-390
- Flexible office configurations
- DuPage County real estate taxes





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**PROPERTY PHOTOS**





