

**12,447 SF BUILDING
FOR SALE OR LEASE**



9001 Hanslik Court

Naperville, IL

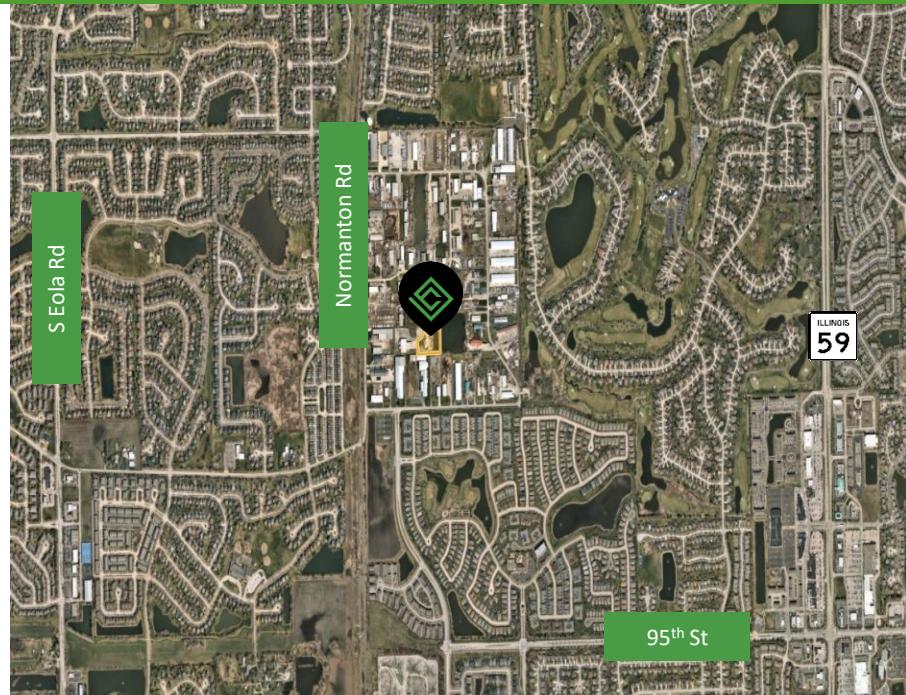
**12,447 SF
Freestanding Building**

**Outdoor Storage
Truck Parking**

**Real Estate Taxes
Low Will County**

Specifications

- 12,447 SF Building For Sale or Lease
- 2.15 acre site
- ±5,472 sf warehouse
- ±7,005 sf - 2 story office
- 4-drive-in doors: 12x12, 14x14, 14x14, 14x22
- Triple catch basin and floor drains
- Heated warehouse and partial AC
- 16' clear height
- Power: 400 amp / 208v 3-phase
- Zoning: I-1 Unincorporated Will County
- Lease rate: \$10.75 net psf (\$11,150 per month)
- Real Estate Taxes: \$12,226 (2023 paid 2024)



 **CORE** INDUSTRIAL
REALTY

Submitted subject to error, change in status or withdrawal without notice.

MATTHEW LEE
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Features:

- Fully paved and secured gated lot
- Outdoor storage / truck parking
- 7 bathrooms
- 2 kitchen areas
- 16 offices
- 2 reception areas
- 2 large conference areas
- 7,005 sf office build out on 2 floors
- Radio tower
- Central heat and air conditioning in all office areas.



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1211 W. 22nd Street, Suite 529

Oak Brook, IL 60523

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