

# INDUSTRIAL CONDO

FOR LEASE

1299 Leah Rd Morris, IL 60450



Lease Rate

**\$14.00 SF/YR  
MG**

## OFFERING SUMMARY

Available SF:	2,600 - 5,200 SF
Number of Units:	2
Zoning:	M-2

## PROPERTY HIGHLIGHTS

- Strategic location for industrial and flex space operations
- Open Floor Plan
- Versatile layouts to accommodate diverse business needs
- Expansive floor space and 16'ceilings
- 2 - 14' drive through doors
- 40' wide x 60' deep
- Floor Drain

SPACES	LEASE RATE	SPACE SIZE
1299 Leah Rd, Suite M	\$14.00 SF/yr	2,600 - 5,200 SF
1299 Leah Rd, Suite N	\$14.00 SF/yr	2,600 - 5,200 SF

**Nick Ferro**

(815) 405-3679

nferro@cbcregroup.com



**COLDWELL BANKER  
COMMERCIAL  
REAL ESTATE GROUP**

# LEASE

1299 LEAH RD

1299 Leah Rd Morris, IL 60450



## PROPERTY DESCRIPTION

Presenting a prime leasing opportunity at 1299 Leah Rd in Morris, IL. This property offers an exceptional location for businesses seeking versatile industrial and flex space. Boasting modern amenities and flexible layouts, the property provides the ideal setting for a range of industrial operations. With expansive floor space and high ceilings, it caters to the diverse needs of industrial and flex space tenants. The strategic positioning within the industrial landscape of Morris, coupled with its proximity to major transportation routes, ensures seamless operations and logistical efficiency. Don't miss the chance to secure a dynamic space that meets the unique requirements of your industrial or flex space business.

## LOCATION DESCRIPTION

Positioned in the hub of industrial opportunity, the area surrounding 1299 Leah Rd in Morris, IL, is an ideal location for industrial and flex space tenants. Nestled amidst a thriving industrial landscape, the area offers close proximity to major distribution centers and logistics facilities, facilitating seamless operations for tenants. With convenient access to major transportation routes, including Interstate 80, tenants benefit from efficient connectivity for distribution and supply chain logistics. Nearby, the Morris Industrial Park serves as a focal point for manufacturing and industrial activities, providing an advantageous environment for businesses to thrive. Experience the strategic advantage of this location for industrial and flex space operations in Morris.



---

**Nick Ferro**

(815) 405-3679

nferro@cbcregroup.com



COLDWELL BANKER  
**COMMERCIAL**  
REAL ESTATE GROUP