

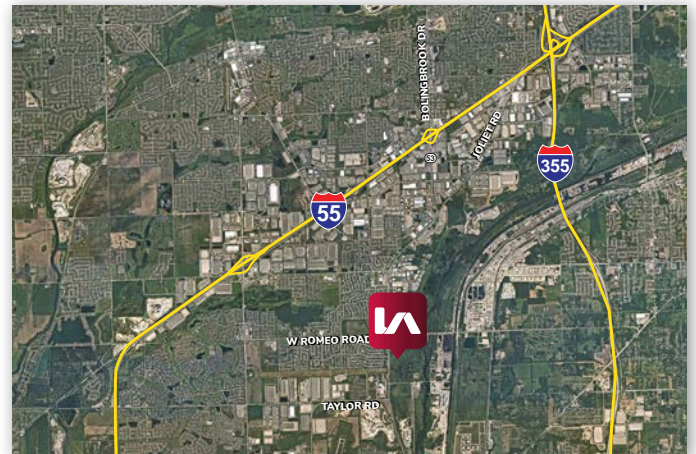
AVAILABLE FOR LEASE
515 ANDERSON DRIVE
 ROMEOVILLE, IL 60446

COMMON DOCK RAMP



BUILDING SPECIFICATIONS:

BUILDING SIZE:	38,325 SF
CLEAR HEIGHT:	19'
LOADING:	› 2 common loading docks › 9 drive-in doors (12'x14') - 1 per unit
SPRINKLER:	Wet
PARKING:	2.7 per 1000 SF
CAM:	\$2.09 PSF (est. 2024)
RE TAXES:	\$2.19 PSF (est. 2024)



AVAILABLE:

UNIT NUMBER	UNIT SF	OFFICE SF	LOADING	POWER	NET RENT	COMMENTS
1000/1200	9,651	±2,800	3 Drive-in Doors 1 Shared Dock Ramp	125 amp, 480 volt 3-phase 4-wire	\$11.50 Net	Kitchenette
900	6,435	none	2 Drive-in Doors 1 Shared Dock Ramp	200 amp, 480 volt 3-phase 4-wire	\$11.50 Net	4 restrooms
300/400	6,293	none	2 Drive-in Doors 1 Shared Dock Ramp	200 amp, 480 volt 3-phase 4-wire	\$11.50 Net	1 restroom

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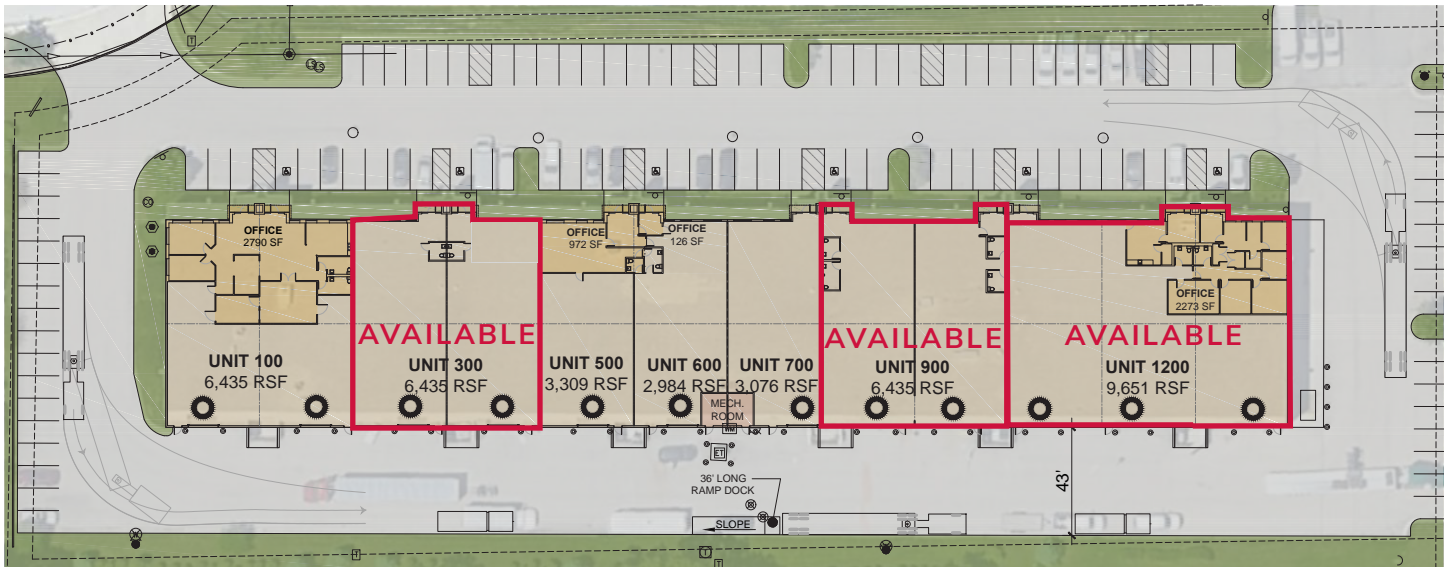


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ROMEORVILLE, IL 60446



HIGHLIGHTS & FEATURES

- ▶ Great access to I-55 via Route 53
- ▶ Newer building with high image construction
- ▶ Will County Taxes
- ▶ Institutionally owned & professionally managed



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