



BROWN
COMMERCIAL GROUP, INC.

76,540 SF

Industrial Property For Sublease

540 FRONTENAC CT., NAPERVILLE, IL 60563

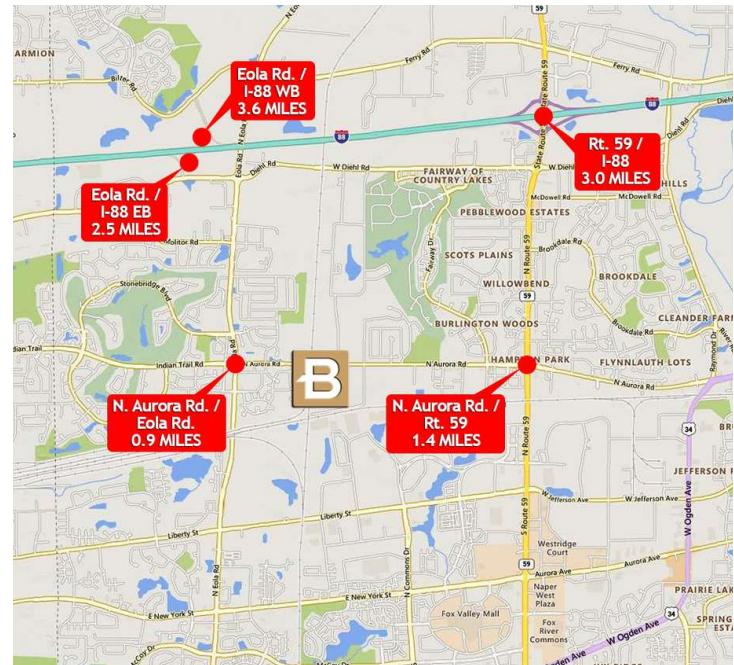


LOCATION DESCRIPTION

Newer industrial park location with easy access to major transportation routes via nearby I-88.

PROPERTY OVERVIEW

- 131,395 SF Total Building Size
- 76,540 SF Available For Sublease Through 6/30/31
- 11,221 SF Office Space, Fully Furnished w/Custom Designed Furniture
- 32' Clear Ceiling Height
- 12 Exterior Docks w/Levelers
- 1 Oversized Drive-in Door (18' W x 16' H)
- Two 10-ton Cranes
- 1,200 Amp, 480 Volt Power
- 67 ± Car Parking Stalls
- 15 Box Truck Stalls
- Net Rent: \$7.95/SF
- Taxes: \$1.35/SF
- CAM: \$0.62/SF
- Insurance: \$0.07/SF
- Management Fee: 3% of Gross Receipts



MIKE ANTONELLI, SIOR

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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No warranties or representations are made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice.

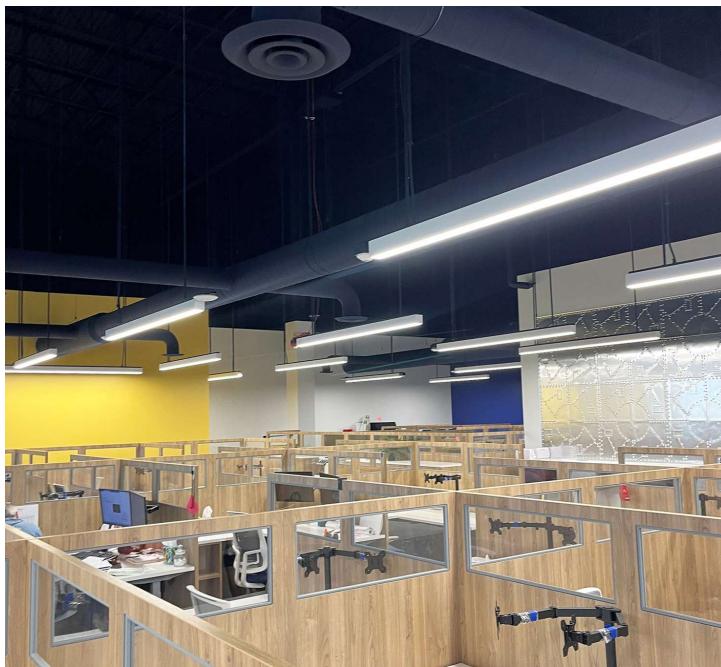


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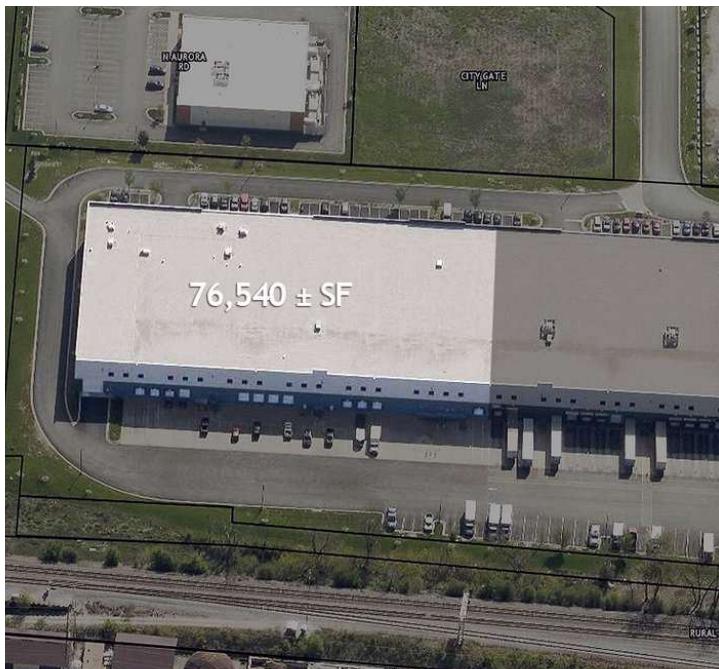
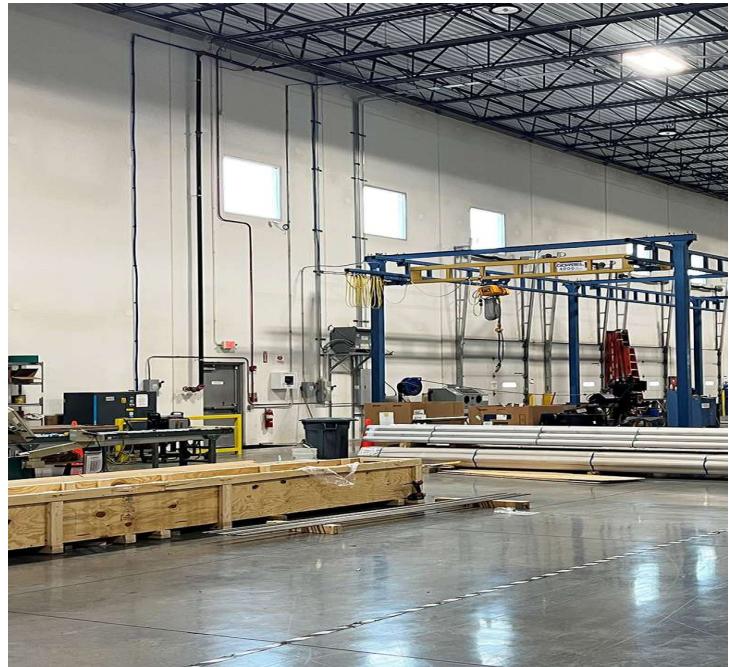


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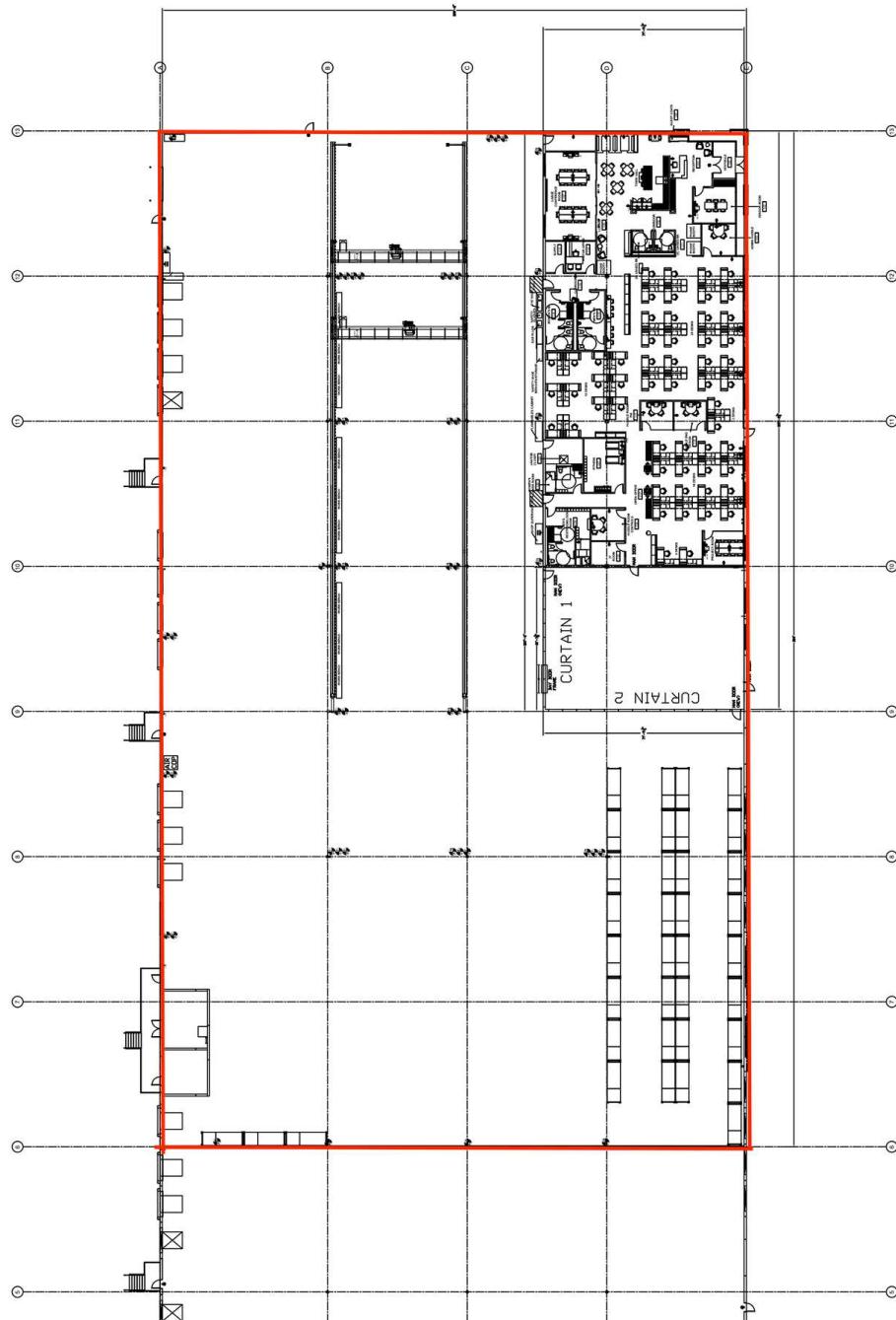


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