

# 76,540 SF

## Industrial Property For Sublease



**BROWN**  
COMMERCIAL GROUP, INC.

**540 FRONTENAC CT., NAPERVILLE, IL 60563**

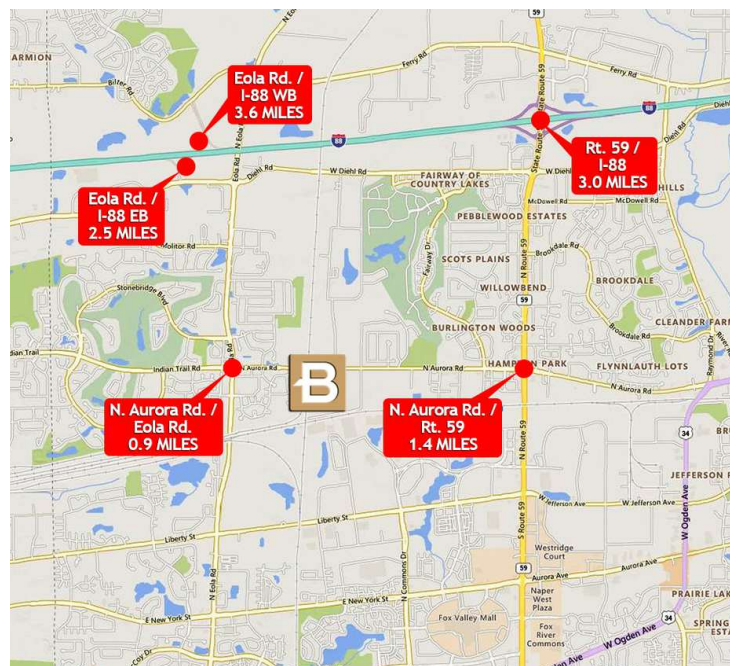


### LOCATION DESCRIPTION

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 is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice



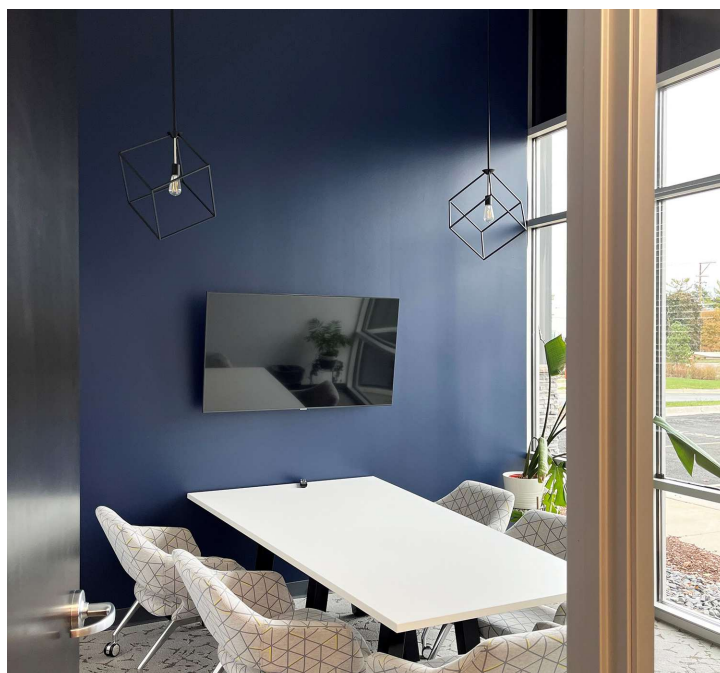
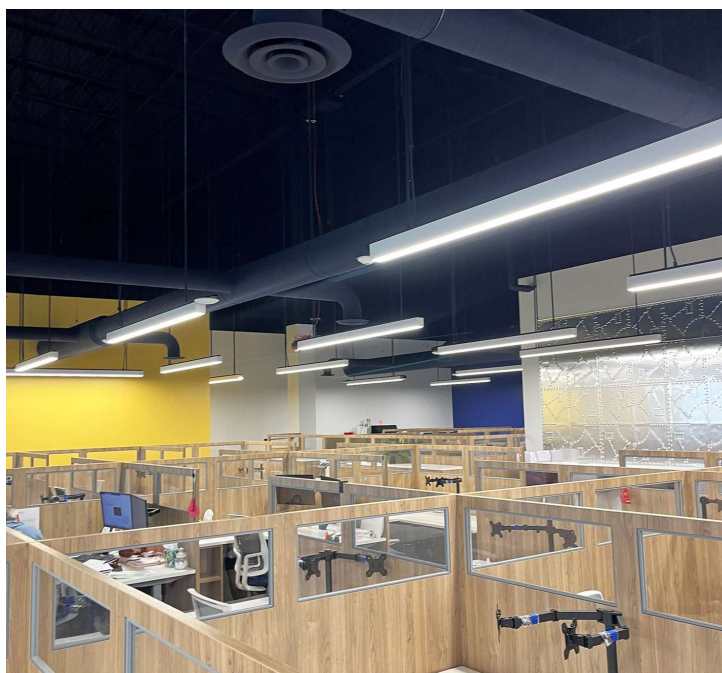
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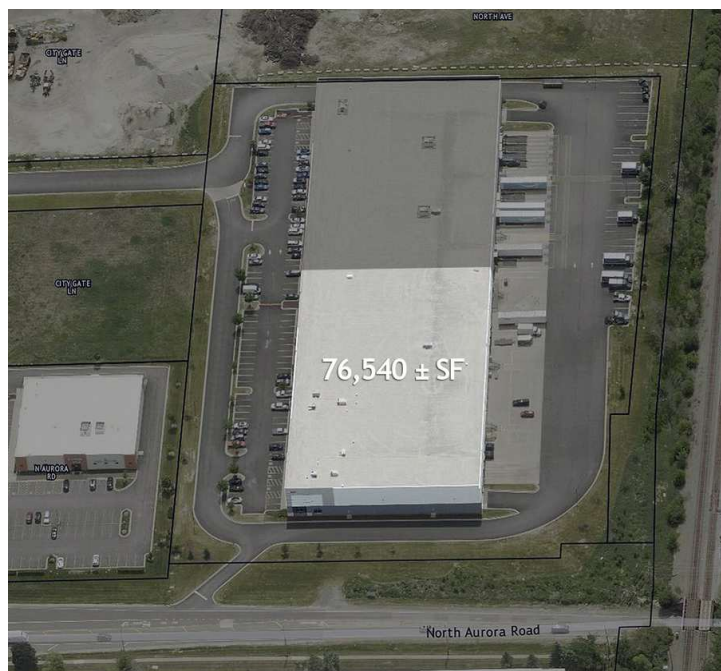
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