

FOR SUBLEASE

825-845 W HAWTHORNE LANE

WEST CHICAGO, IL



PROPERTY HIGHLIGHTS:

Total Building Size:	158,775 SF
Available Space	<ul style="list-style-type: none">• Suite 845• 26,464 SF, including +/-13,000 SF Office• 800 Amps, 277/480 Volts, 3-Phase Service
Clear Height:	22'
Loading:	2 Interior Docks / 1 Drive-in Door (12' x 14')
Fire Suppression:	Wet System
Electrical:	2,800 Amps, 277/240 Volts, 3-Phase Service
Parking:	Heavy Parking
Lease Rate:	\$6.95 PSF Gross (Including Current Taxes & CAM)

For more information call:

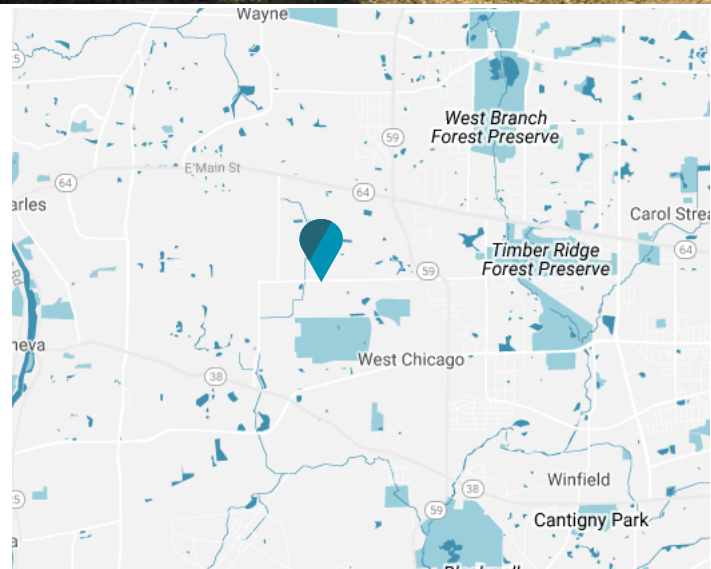
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COMMENTS:

- Above-Standard Car/Trailer Parking
- Exterior Renovations Includes: New Architectural Metal Panel Façade, LED Lighting, New Windows, Parking Lot Resurfacing
- Interior Renovations Includes: Energy-Efficient Lighting and Remodeled Office
- Professionally Owned and Managed by Midwest Industrial Funds

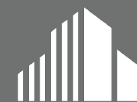


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Architectural floor plan of Unit 1, a warehouse and office complex. The plan is divided into a yellow-shaded 'UNIT 1 CENTREMARK' area and an unshaded area to the right. The yellow area contains a 'WAREHOUSE' section with multiple 'OFF.' (offices) and 'CORR.' (corridors) labeled. It also includes 'WAREHOUSE OFFICES', a 'BREAK ROOM', 'TOILET', 'RECEPTION', 'COMPUTER SERVICES', and 'STORAGE ROOM'. A 'REF. TO SHEET A-2 FOR DETAIL PLAN' is noted. The unshaded area shows a large open space with a grid of columns and a 'REF. TO SHEET A-3' label. The plan is bounded by a grid of columns (1 to 14) and rows (1A to 14A). Dimensions are provided along the top and bottom edges.



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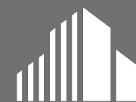
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AERIAL/LOCATION MAP



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