

2258 Graham, Suite 5, Bartlett IL

Available: 15,000 SF



## TRUCK MAINTENANCE & TRAILER PARKING

FOR LEASE: 15,000 SF with 5 Service Bays & 35 Trailer Stalls

AVAILABLE: 15,000 SF

SITE: 217,800 SF

OFFICE SIZE: Tenant Responsibility

LOADING: 5 Drive-In Doors

BUILT: 2024

POWER: 400 Amps

CEILING HEIGHT: 19'-24' Clear

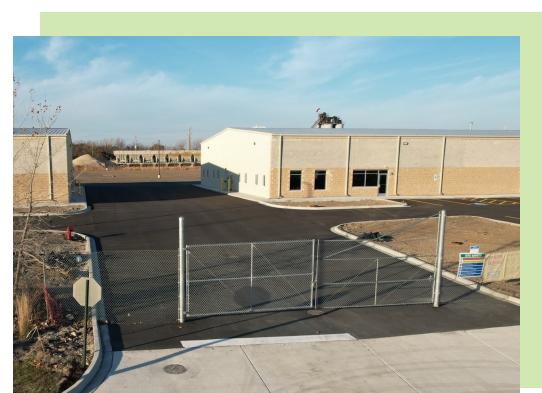
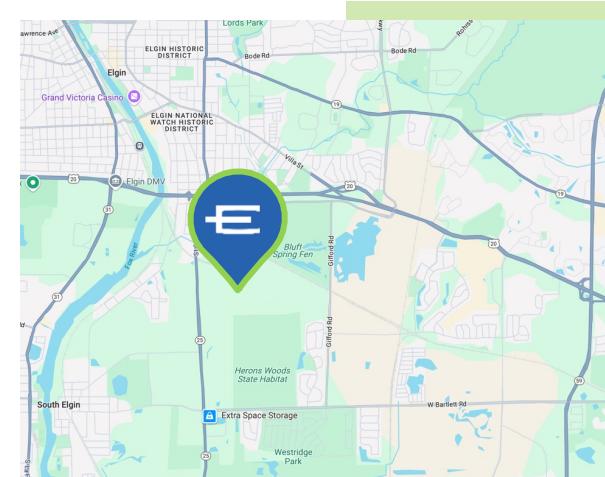
PARKING: 10 Cars/35 Trucks

SPRINKLERS: Yes

TAXES: 6B TBD

**LEASE RATE: \$34,000 Per Month Gross**

Space includes 5 truck stalls free of charge then \$225 per stall per month additionally. Offices to be built out by the tenants at their sole cost.



SCAN FOR LISTING

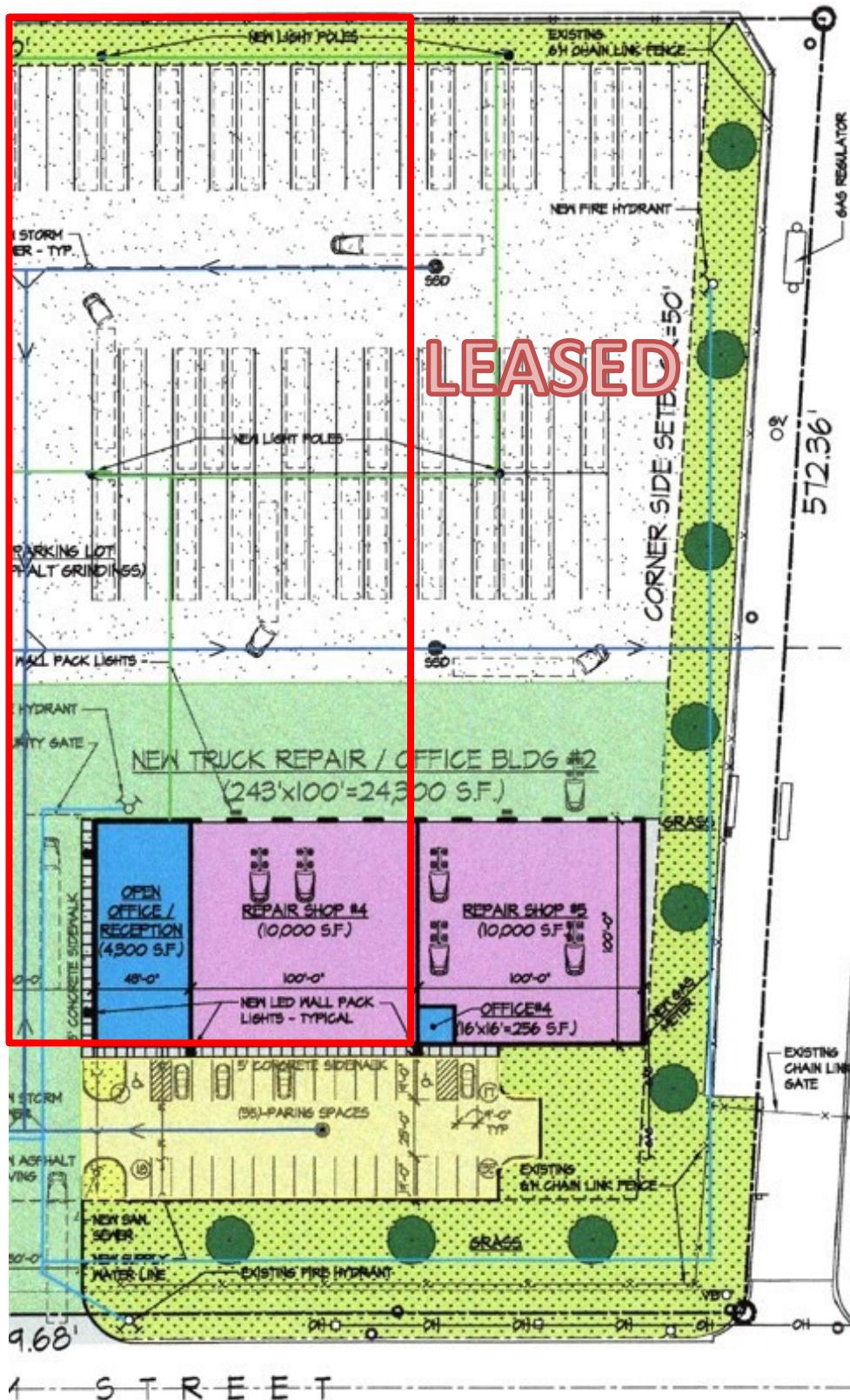
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## SITE PLAN



## Brad Bullington

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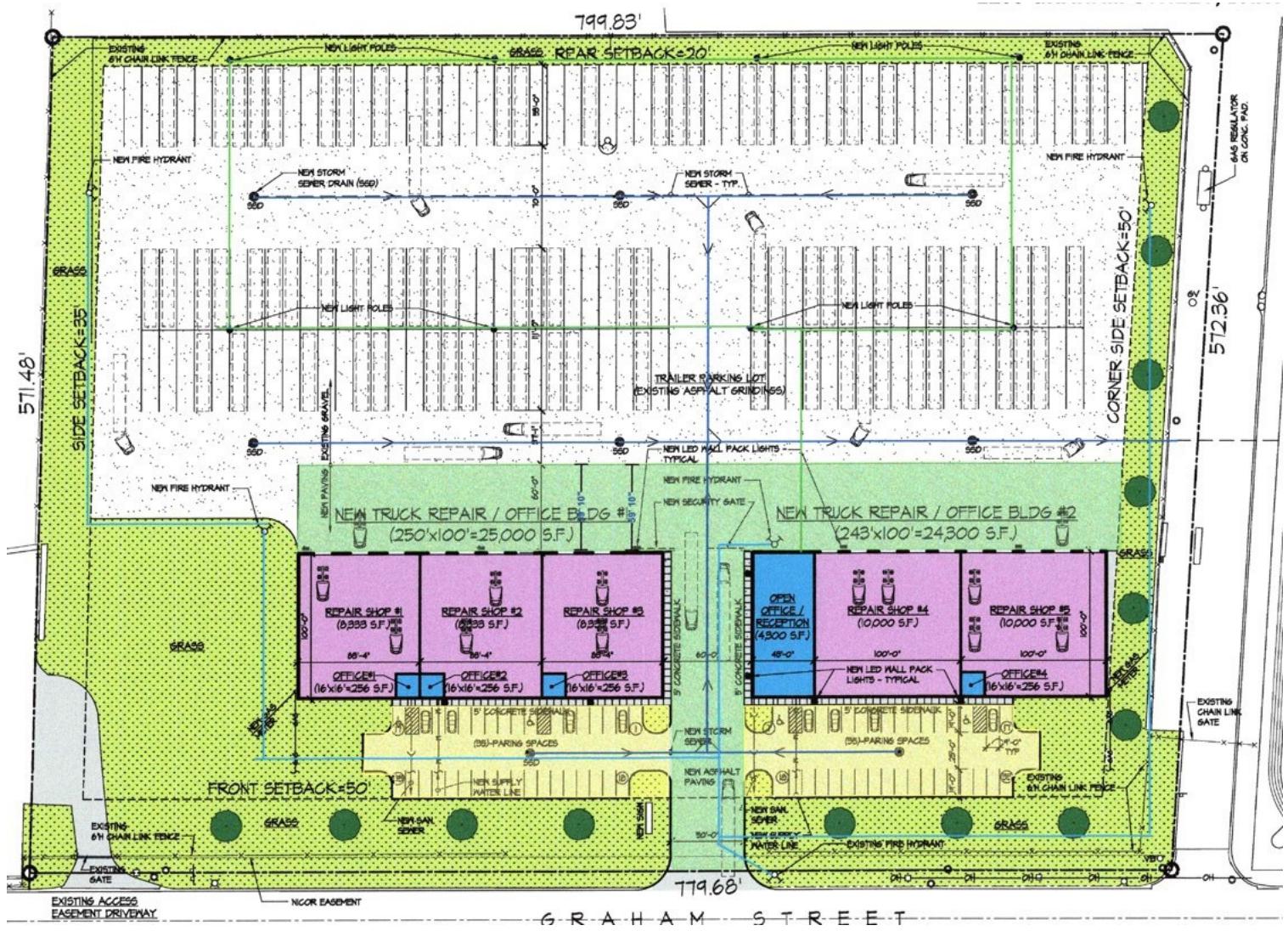
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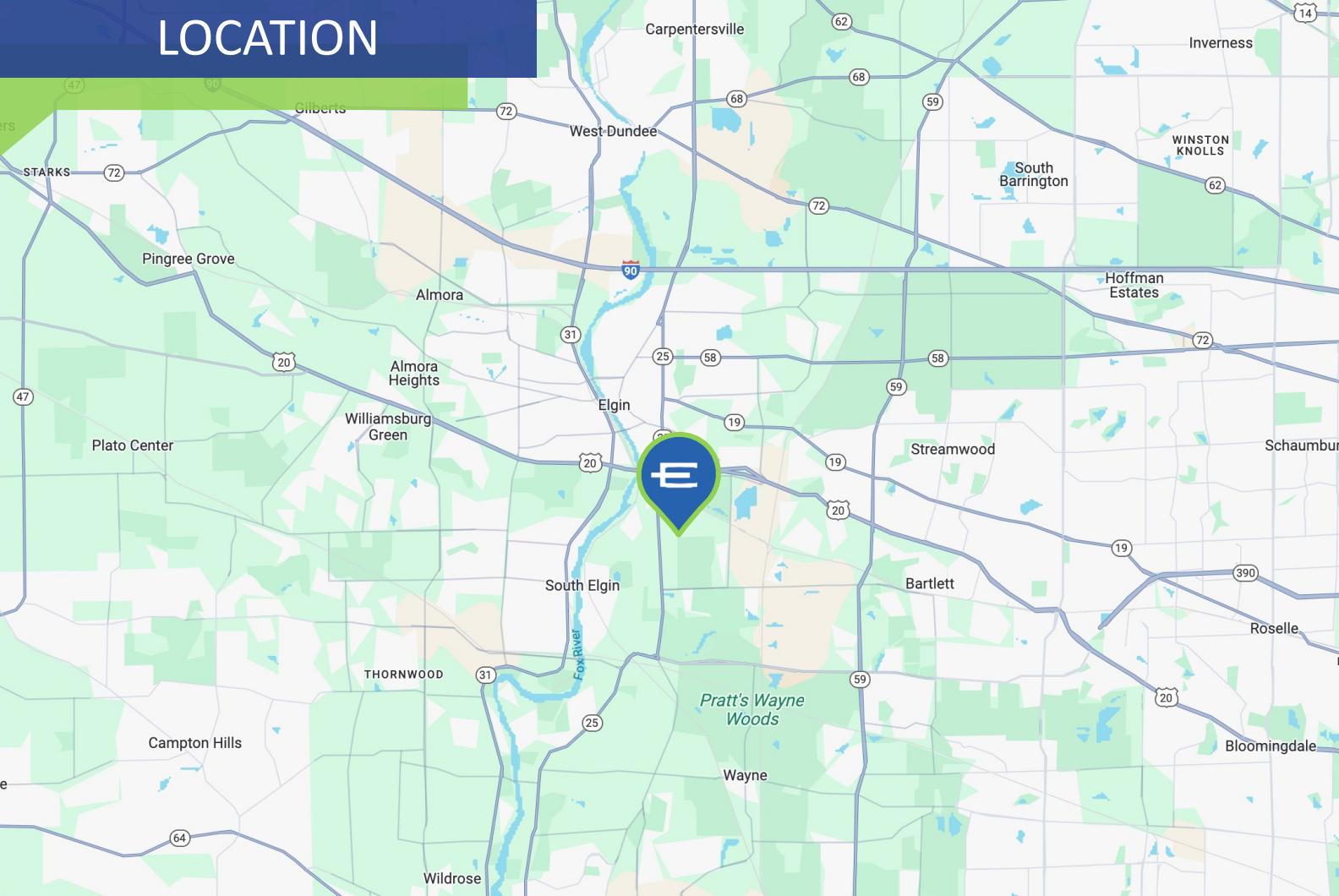
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# LOCATION



## 2258 Graham, Suite 5, Bartlett IL

### LOCATION

Located in the heart of Bartlett's growing industrial corridor, 2258 Graham, offers a prime setting for truck maintenance and trailer parking. The property benefits from convenient access to IL-59 and is just minutes from I-90, enabling seamless connectivity to the greater Chicagoland area and regional transport routes. This area is known for its well-maintained infrastructure and proximity to distribution hubs and logistics centers, making it ideal for trucking operations. Bartlett's strategic northwest suburban location ensures reduced congestion while still providing access to major metropolitan markets.