

**31,255 SF AVAILABLE
FOR LEASE**

NOW OFFERING LONG-TERM LEASE OPPORTUNITIES!



**7883 LEMONT ROAD
DARIEN, ILLINOIS**

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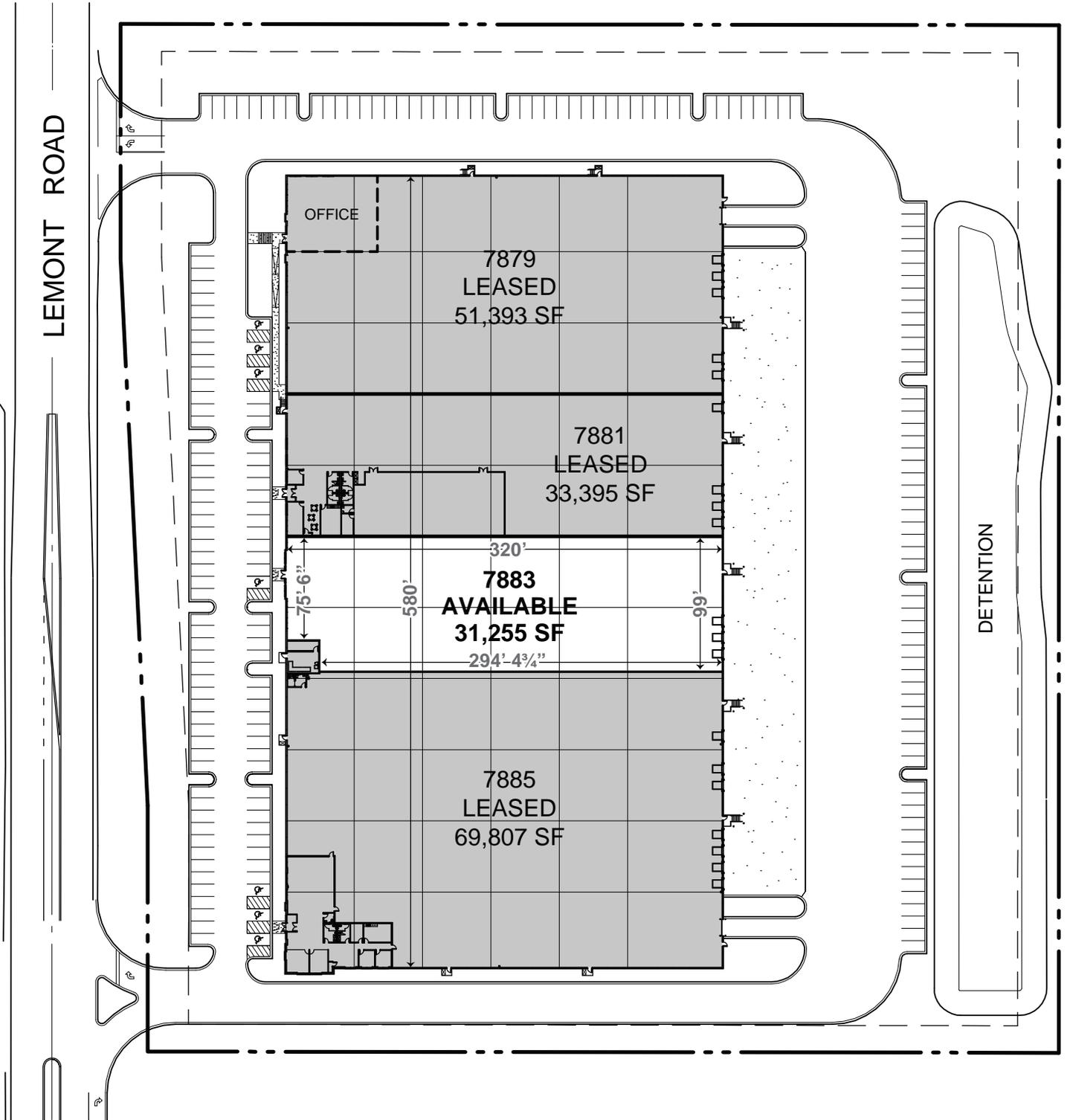
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BUILDING SPECIFICATIONS:

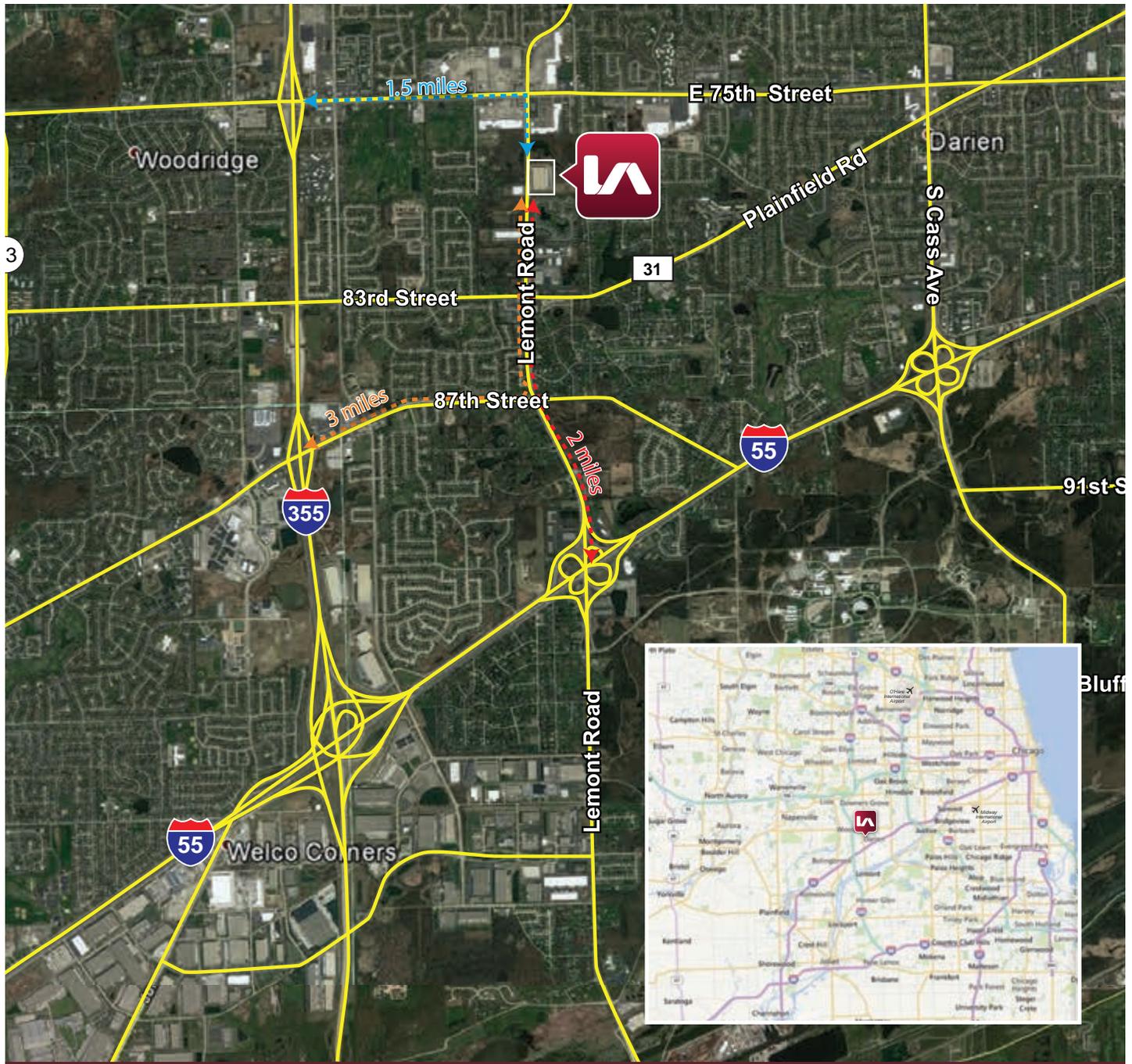
BUILDING SIZE:	185,850 SF
AVAILABLE:	31,255 SF (Unit #7883)
OFFICE:	To Suit
SITE SIZE:	11.66 acres
BAY SIZE:	52' x 50' (52' x 70' speed bays)
CLEAR HEIGHT:	32'
LOADING:	3 exterior docks (expandable)
PROPERTY TAX:	\$1.43 PSF (2025)
CAM:	\$0.62 PSF (2025)
INSURANCE:	\$0.21 PSF (2025)
MANAGEMENT:	3% of gross receipts
LEASE RATE:	Subject to Offer
COMMENTS:	<ul style="list-style-type: none">› Immediate access to I-55 & I-355› Adjacent to Four Corners Shopping Center and Bolingbrook Promenade› Low DuPage County Taxes



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