

Sublease through February 28, 2027

Well-located in DuPage County's prestigious  
High Grove Business Park

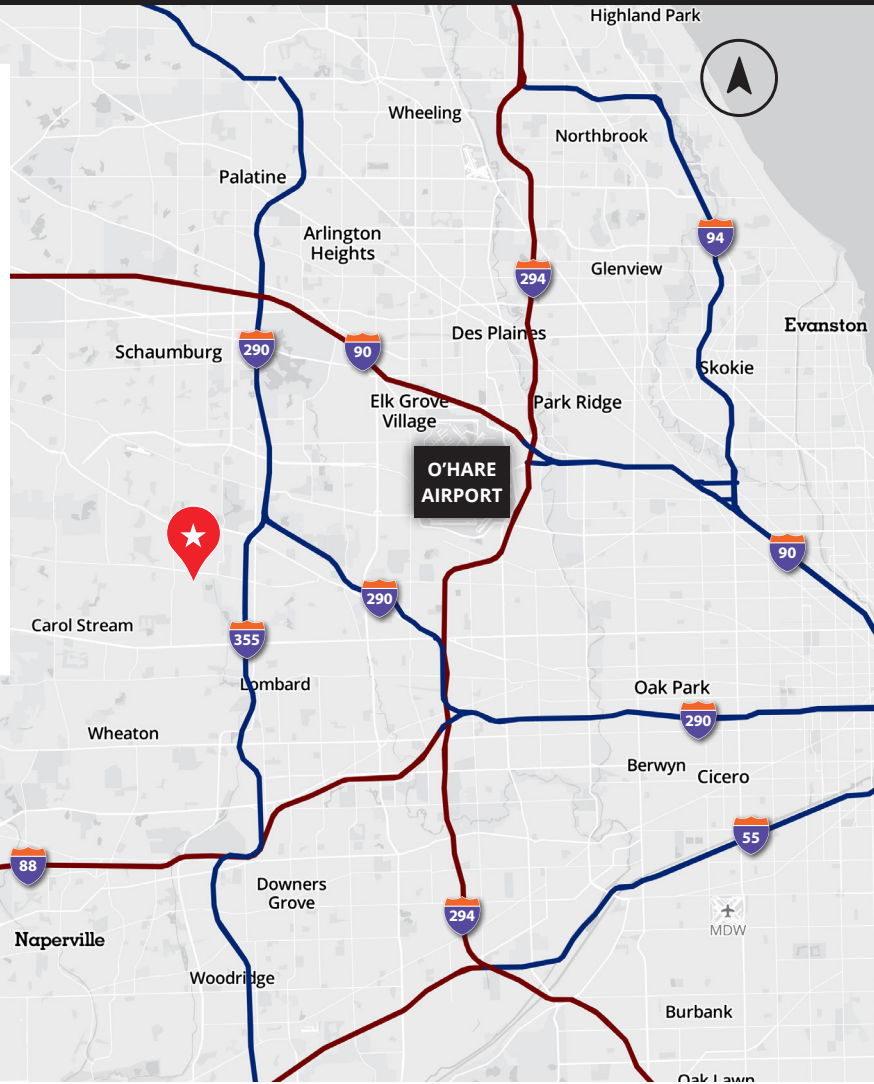
## Property highlights:

<b>Building sf</b>	150,784	<b>Year built</b>	1988
<b>Office sf</b>	+/- 25,502sf two-story office area First floor: +/- 14,208 sf w/ locker rooms Second floor: +/- 11,492 sf	<b>Parking</b>	+/- 169 spaces, expandable
<b>Land site</b>	493,970 sf (11.34 acres)	<b>Power</b>	2,000 amps @ 480 volts
<b>Clear height</b>	22'	<b>Sublease rate</b>	\$6.95 psf net
<b>Loading</b>	17 exterior docks, 1 drive-in door	<b>Comments</b>	Extensive manufacturing infrastructure Recent improvements
<b>Typical bay size</b>	30' x 40'		

## For more information

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# MAP & AERIAL VIEW



For more information, please contact:

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