

AVAILABLE FOR LEASE

148 PINNACLE DRIVE

ROMEDEVILLE, ILLINOIS 60446



BUILDING SPECIFICATIONS:

BUILDING SIZE: 38,591 SF

CLEAR HEIGHT: 20'

CONSTRUCTION: Precast

RE TAXES: \$1.52 PSF

C.A.M.: \$1.15 PSF (including insurance)

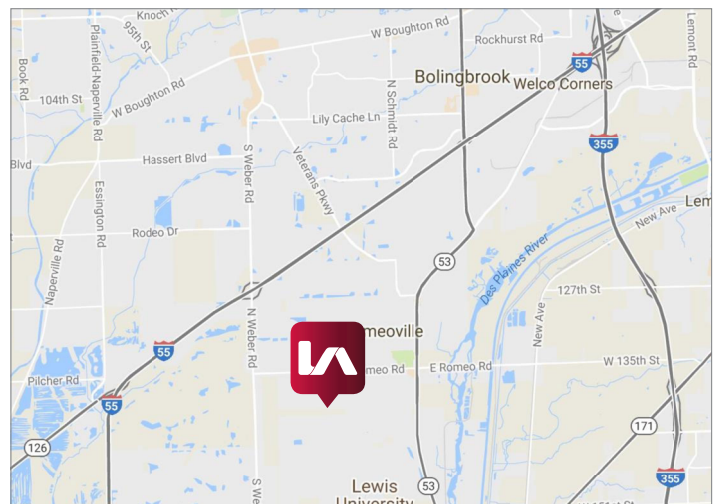
MGMT FEE: 2.75%

COMMENTS:

- › New roof coming 2026
- › 2 Miles from the 4-way interchange at I-55 & South Weber Road
- › Minutes from excellent area amenities

AVAILABLE:

UNIT	SIZE	OFFICE	LOADING	RATE
148	7,605	1,325	1 Dock 1 DID (14x12)	\$14.00 Net



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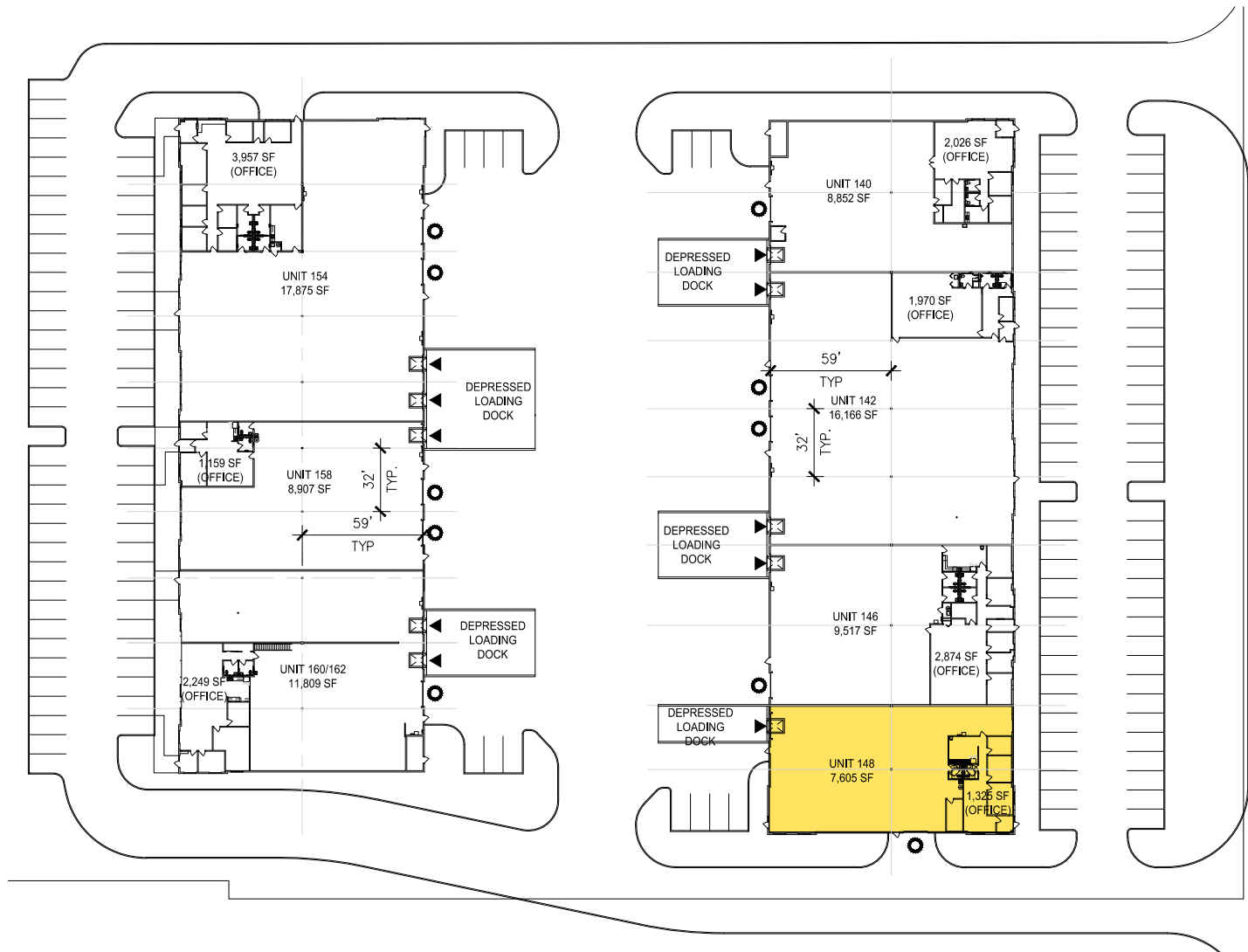


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● DRIVE-IN DOOR

▶ DOCK DOOR

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