



# MARQUETTE PROPERTIES, INC.

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## FOR LEASE

### Industrial Bldg. w/ Fenced in Yard

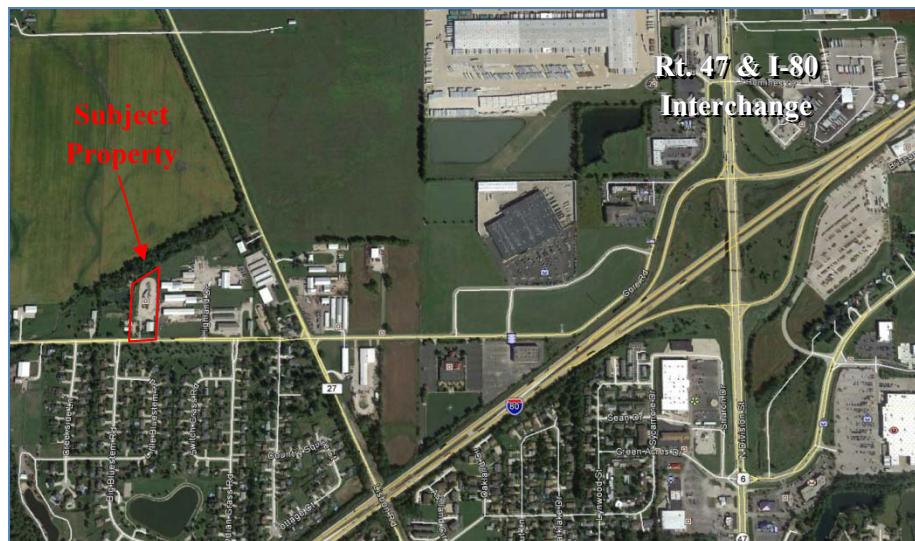
**Size:** 3 +/- acre tract w/ 4,800 s/f Building

**Location:** 950 Gore Rd. Morris, IL. 60450

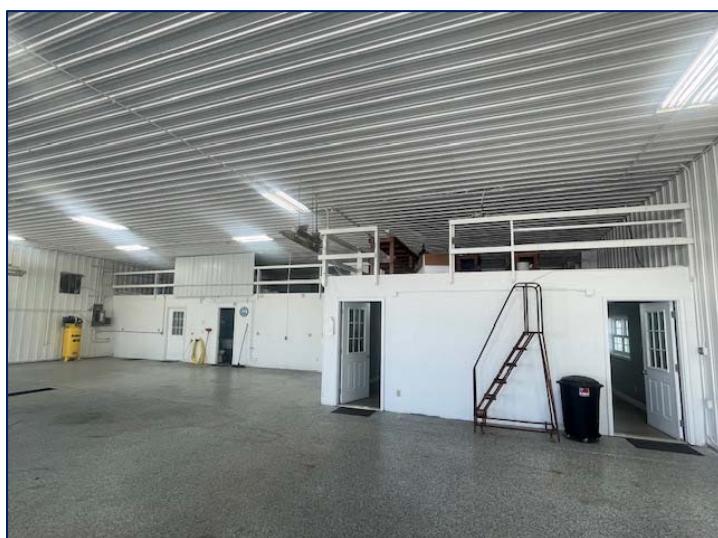
**Zoning:** Manufacturing/ Light Industrial

**Monthly Rent:** \$9,800 (Modified Gross lease)

**Comments:** 3 ac. fenced in yard with gravel parking for truck parking. Pole building includes 3- 12' doors, 3 bay heated shop approx. 3,000 s/f w/ shop restroom. Newly renovated office space. 1- 16'x16' private office, 1- 32'x18' conference room w/2 restrooms, 2 - 15'x9' shop employee lounges and storage. Located 1/2 mile from I-80. Tenant pays utilities, snow removal & lawn care, landlord will pay property taxes. Trucking terminals not allowed.



7695 Ashley Rd.  
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