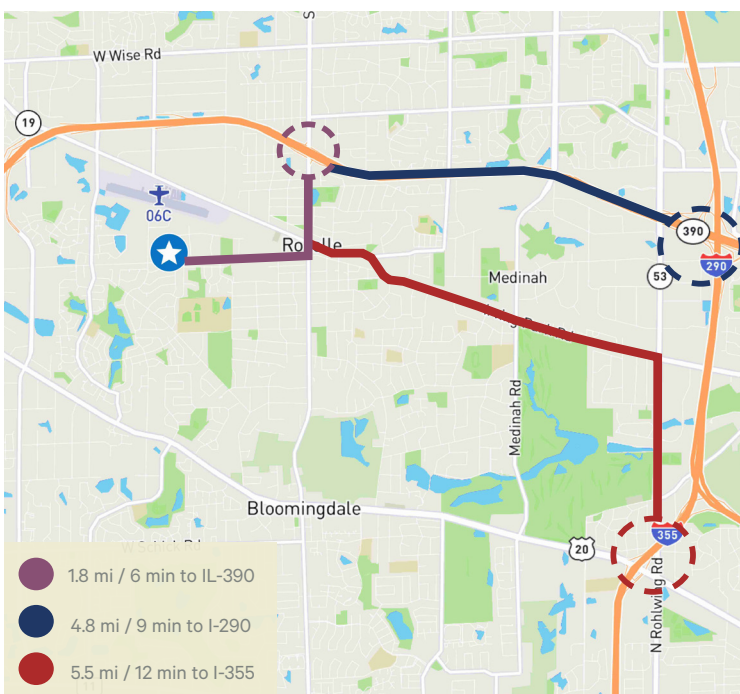


# 44 Congress Circle Roselle, Illinois

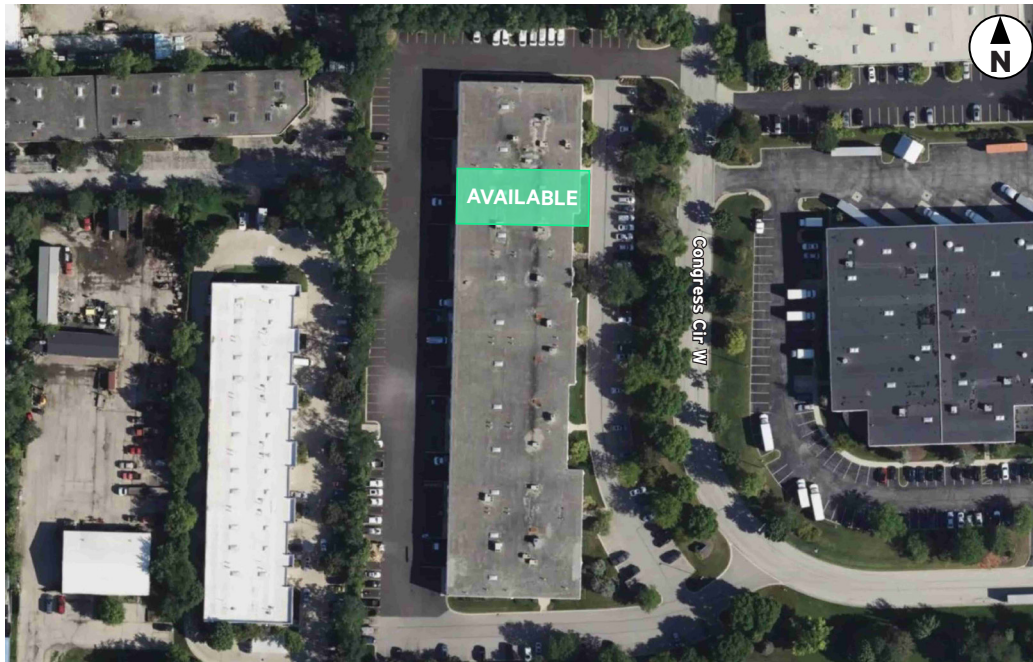
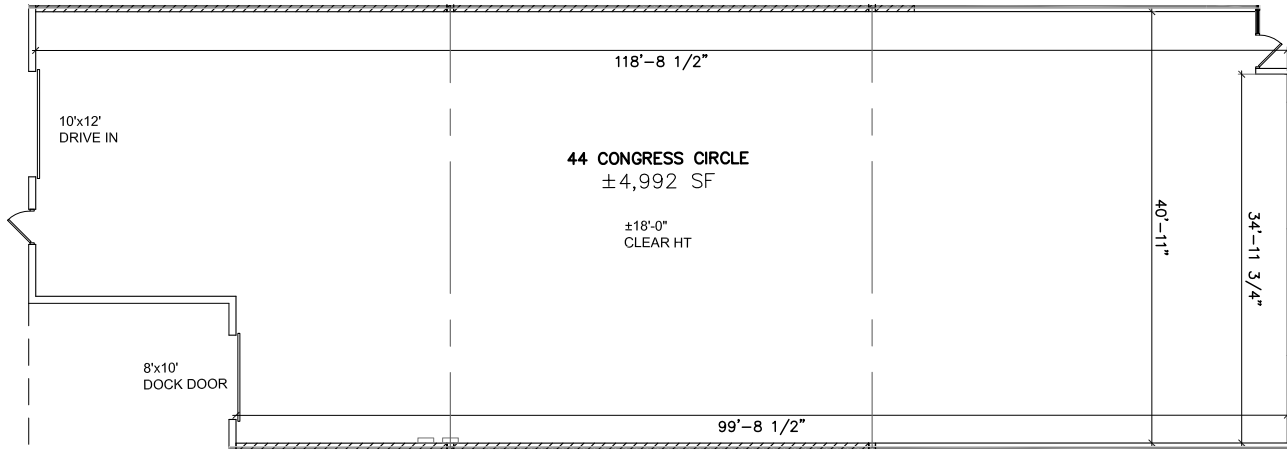
4,992 SF Warehouse Condo Unit



## Property Specifications

<b>Total Building Size:</b>	±60,248 SF
<b>Available Size:</b>	4,992 SF
<b>Ceiling Height:</b>	18' clear
<b>Loading:</b>	1 exterior dock 1 drive-in door (10' x 12')
<b>Power:</b>	225a @ 277/480v, 3-phase, 4-wire
<b>Car Parking:</b>	13 spaces
<b>Real Estate Taxes:</b>	\$2.78 PSF (paid 2024)
<b>CAM/Association Dues:</b>	\$2,349.86 (paid quarterly)
<b>Asking Sale Price:</b>	Subject to Offer
<b>Asking Lease Rate:</b>	Subject to Offer
<b>Highlights:</b>	<ul style="list-style-type: none"> <li>+ Raw warehouse space ideal for overflow or dead storage</li> <li>+ Well-maintained precast facility in high-image business park environment</li> <li>+ Quick access to IL-390, I-290, and I-355</li> </ul>

## Site Plan



## Contact Us

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