

147 SECOND AVENUE | SUITE A

rochelle

jon chamlin

(312) 446-6455

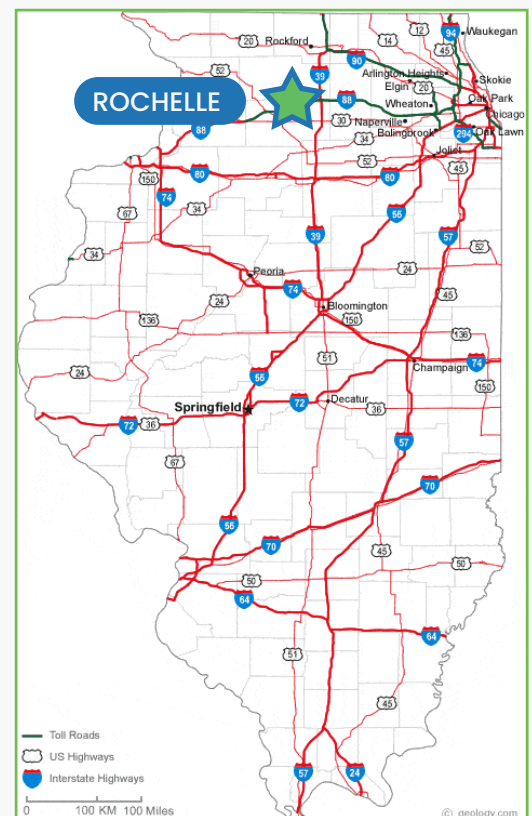
jchamlin@cawleychicago.com

call for details



building specifications

Total SF	24,800 SF
Office	1,440 SF
Loading	2 Bays (50' x 70' wide) 2 Docks 1 Roll-Up Door (14' x 14')
Power	200 Amps
Sprinklers	Fully Sprinklered
Lighting	LED Motion-Activated
Column Spacing	Free-Span
Off-Street Parking	+/- 2 Acres
Zoned	I-2 General Industrial
Taxes & CAM	\$1.25 PSF
Lease Rate	\$2.85 PSF NNN



147 SECOND AVENUE | SUITE A

rochelle

jon chamlin
(312) 446-6455
jchamlin@cawleychicago.com

call for details



✓ 2 acres of off-street parking

✓ ADA-compliant and remodeled office, restrooms, & breakroom