

# FOR LEASE

## 845 CAROL COURT

CAROL STREAM, ILLINOIS

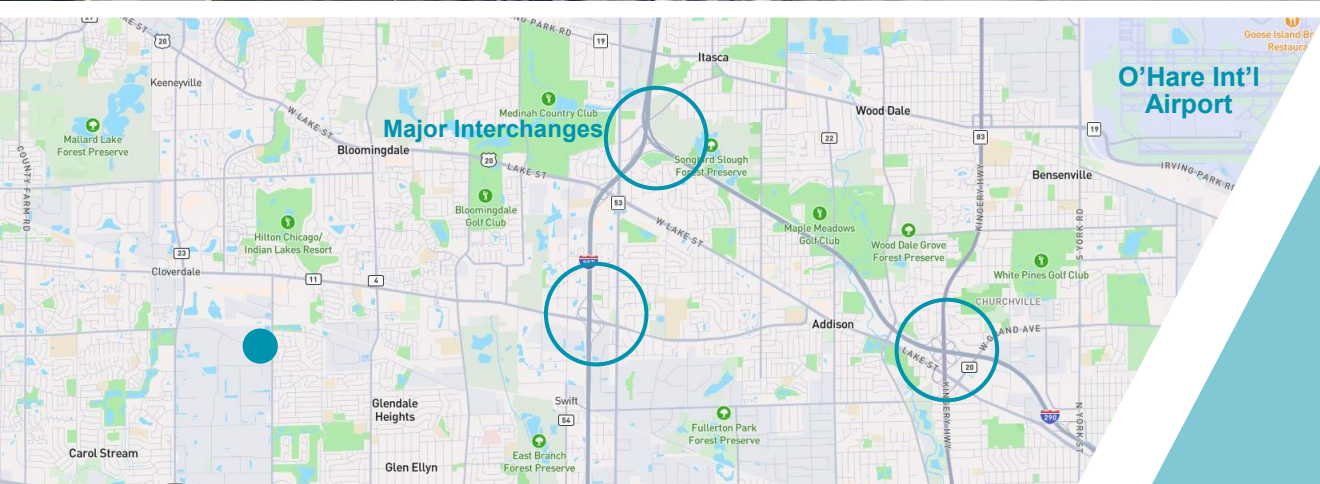


# 32,221 SF

Located in Carol Point  
Business Park. Low  
DuPage County Taxes.



# PROPERTY AERIAL MAP



HIGH IMAGE  
FACILITY



# PROPERTY FEATURES



**70,595 SF**  
BUILDING SIZE

**1993**  
YEAR BUILT

**± 4.19**  
ACRES

**I-Industrial**  
ZONING

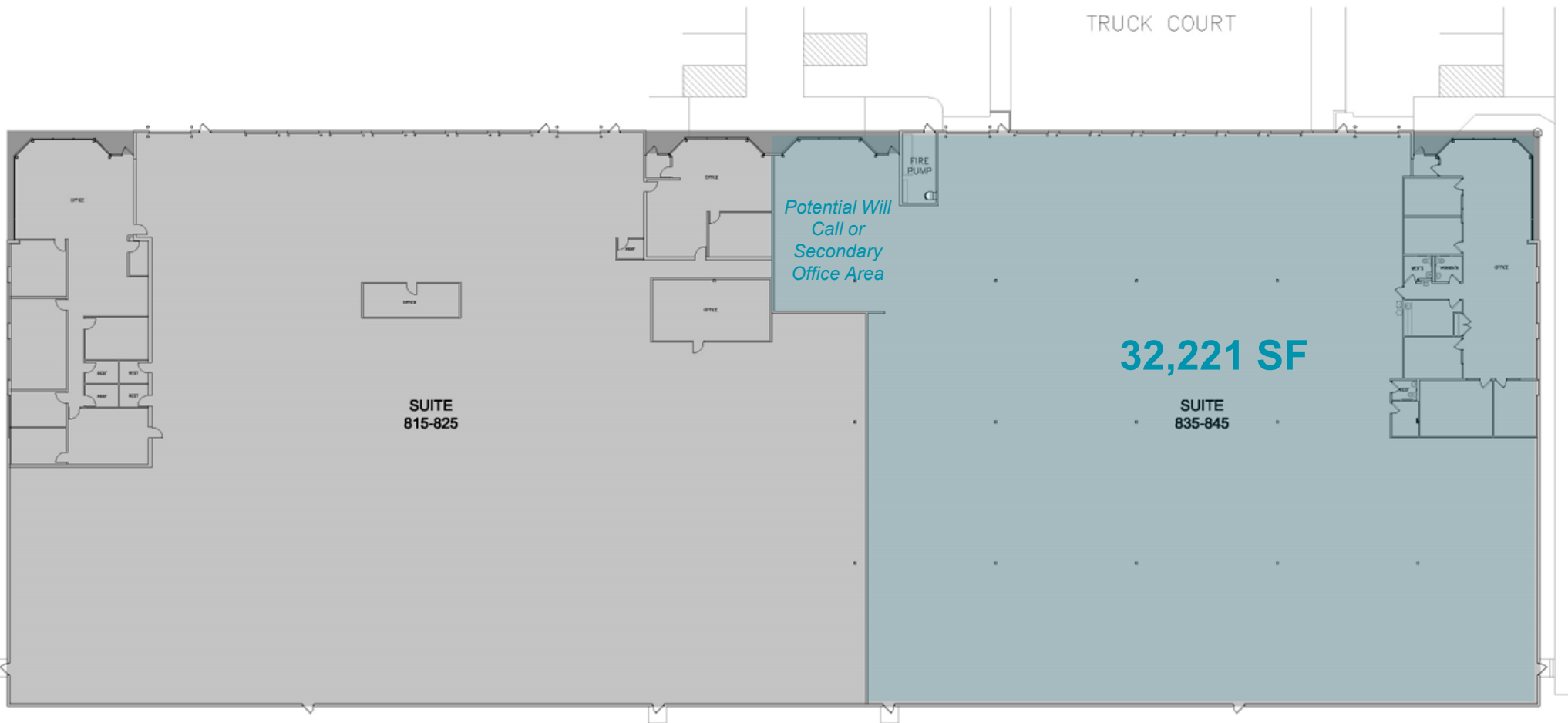
## UNIT 845

<b>32,221 SF</b> SPACE AVAILABLE	<b>3,217 SF</b> OFFICE AREA	<b>7 Ext.</b> <b>w/levelers</b> LOADING	<b>24'</b> CLEAR HEIGHT	<b>Wet</b> <b>System</b> SPRINKLERS	<b>400 A/ 480 V</b> POWER
<b>2</b> DRIVE-IN DOORS	<b>47</b> CAR PARKING SPACES	<b>40' x 40'</b> BAY SIZE	<b>LED</b> LIGHTING	<b>BUSINESS PARK</b> LOCATION	<b>LOW DUPAGE COUNTY</b> TAXES

# PROPERTY PHOTOGRAPHY



# PROPERTY SITE PLAN





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