

**FOR LEASE**  
2,258 SF Unit F  
1312 Marquette Drive  
Romeoville, IL 60446

**THE POLIVKA GROUP<sub>LLC</sub>**  
COMMERCIAL | INDUSTRIAL REAL ESTATE BROKERAGE



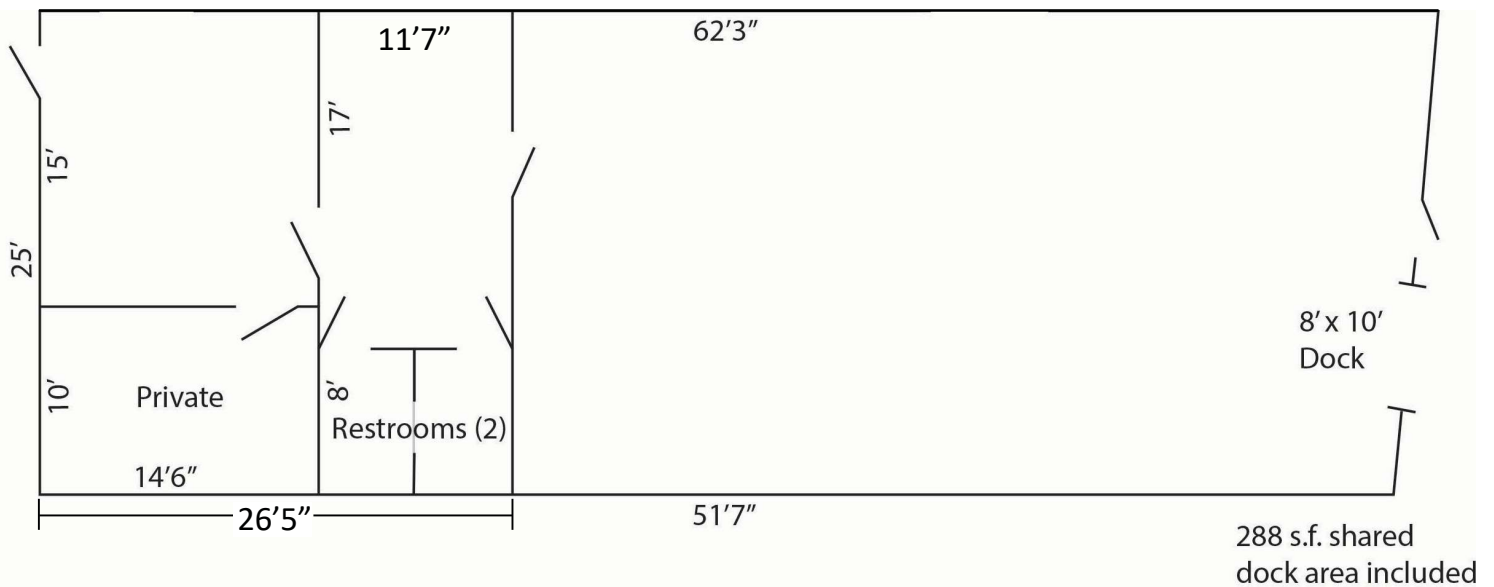
- Available:** 2,258 s.f Unit F  
Unit square footage includes 288 s.f. of shared dock
- Office:** 660 (29%) with central HVAC.
- Power:** 100 amp, single phase 208 volts.
- Ceiling:** 14' clear.
- Parking:** 4 car (day) and one truck parking (24 hour seven days per week).
- Loading:** Each unit has one exterior truck dock with electric leveler each shared with one adjacent tenant.
- Details:** Built 2000 insulated precast concrete panel; I-1 Medium Density Industrial zoning; **great location only 1 mile to I-55 Stevenson Expressway and 2 miles to I-355 NS Tollway.**
- Price:** \$14.50 s.f. modified gross + \$1.50 s.f. approx. CAM  
\$2,728 base + approx. \$283 CAM = \$3,011 month

**Exclusive: Andy Polivka, Broker**  
**Direct: (630) 564-0017**  
[andypolivka@comcast.net](mailto:andypolivka@comcast.net)

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.

**FOR LEASE**  
2,258 SF Unit F  
1312 Marquette Drive  
Romeoville, IL 60446

**THE POLIVKA GROUP LLC**  
COMMERCIAL | INDUSTRIAL REAL ESTATE BROKERAGE



**Exclusive: Andy Polivka, Broker**  
Direct: (630) 564-0017  
andypolivka@comcast.net

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.

**FOR LEASE**  
2,258 SF Unit F  
1312 Marquette Drive  
Romeoville, IL 60446

**THE POLIVKA GROUP LLC**  
COMMERCIAL | INDUSTRIAL REAL ESTATE BROKERAGE



**Exclusive: Andy Polivka, Broker**  
**Direct: (630) 564-0017**  
**[andypolivka@comcast.net](mailto:andypolivka@comcast.net)**

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.