



## 30W260 Butterfield Rd

30W260 Butterfield Rd, Warrenville, IL 60555



COMMERCIAL



**Mary Tremonte**

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## 30W260 Butterfield Rd

\$13.80 /SF/YR

GREAT FLEX SPACE OFFERS OFFICE/WAREHOUSE LAYOUT. EXCELLENT LOCATION ON BUTTERFIELD ROAD JUST OFF OF ROUTE 59. EASY ACCESS TO I88 WITHIN A FEW BLOCKS FROM THIS ROUTE 59 AND BUTTERFIELD RD. LOCATION. THIS END UNIT ALLOWS FOR PLENTY OF NATURAL LIGHT WITH MORE WINDOWS THAN OTHER INTERIOR UNITS. QUIET AREA THAT FEATURES OFFICE/WAREHOUSE CONDOS WITH EXTERIOR LIGHTING THROUGHOUT THE DEVELOPMENT. THIS UNIT HAS BEEN UPDATED WITH CENTRAL AIR CONDITIONING WHICH IS ALSO NOT FOUND IN SIMILAR WAREHOUSE/OFFICE TYPE PROPERTIES. IT IS CURRENTLY BUILT OUT WITH AN ENCLOSED FRONT RECEPTION AREA, THREE OFFICE AREAS 2 BATHROOMS, A KITCHEN AREA AND WAREHOUSE WITH OVERHEAD...

- Plentiful parking
- short distance to I88 Tollway and Route 59
- Updated interiors - updated office space and bathrooms



Rental Rate: \$13.80 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

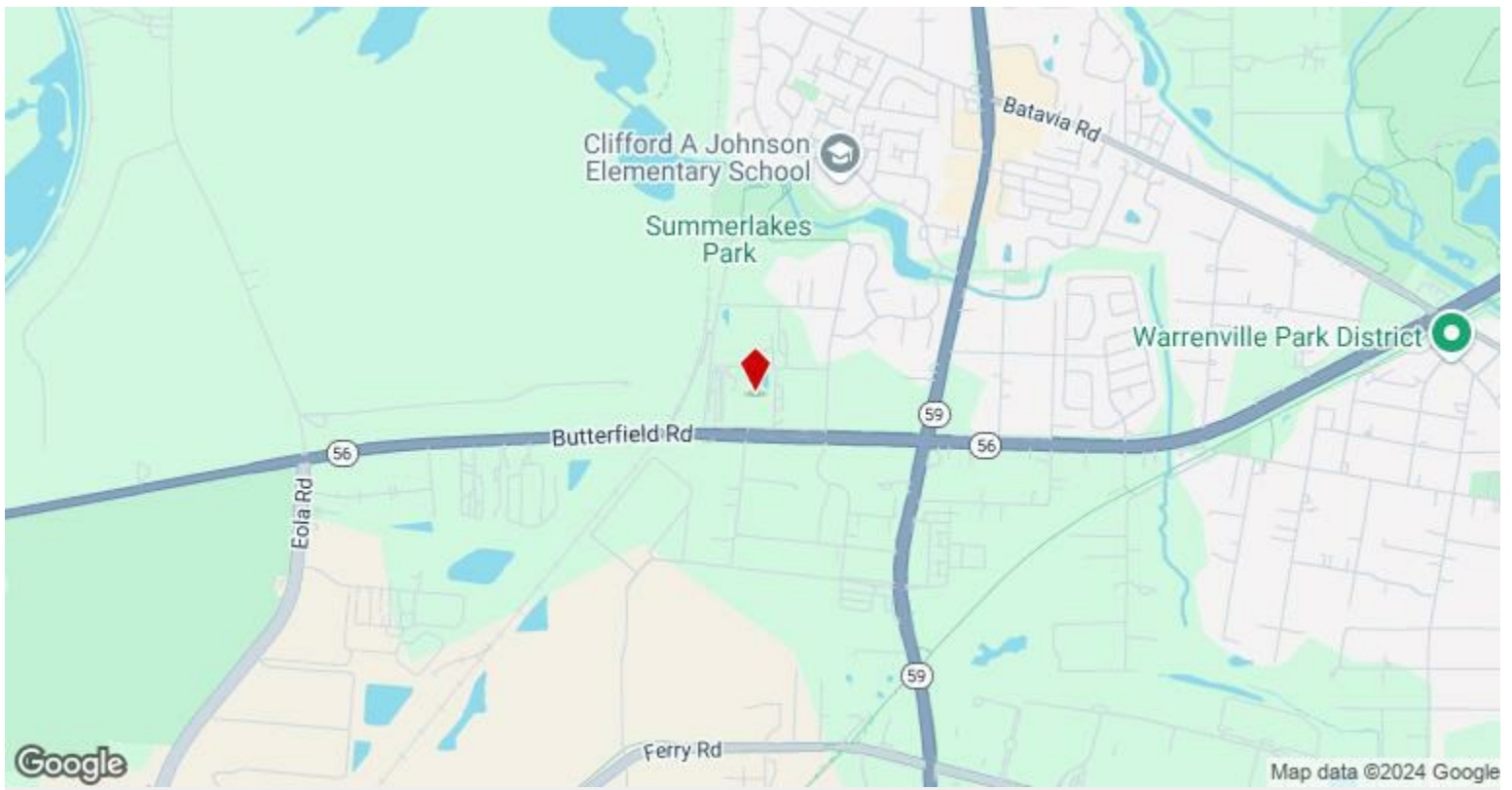
Rentable Building Area: 34,800 SF

Year Built: 1990

Rental Rate Mo: \$1.15 /SF/MO

## 1st Floor Ste 201

Space Available	1,739 SF
Rental Rate	\$13.80 /SF/YR
Date Available	Now
Service Type	Plus All Utilities
Office Size	1,400 SF
Space Type	Relet
Space Use	Flex
Lease Term	1 - 10 Years



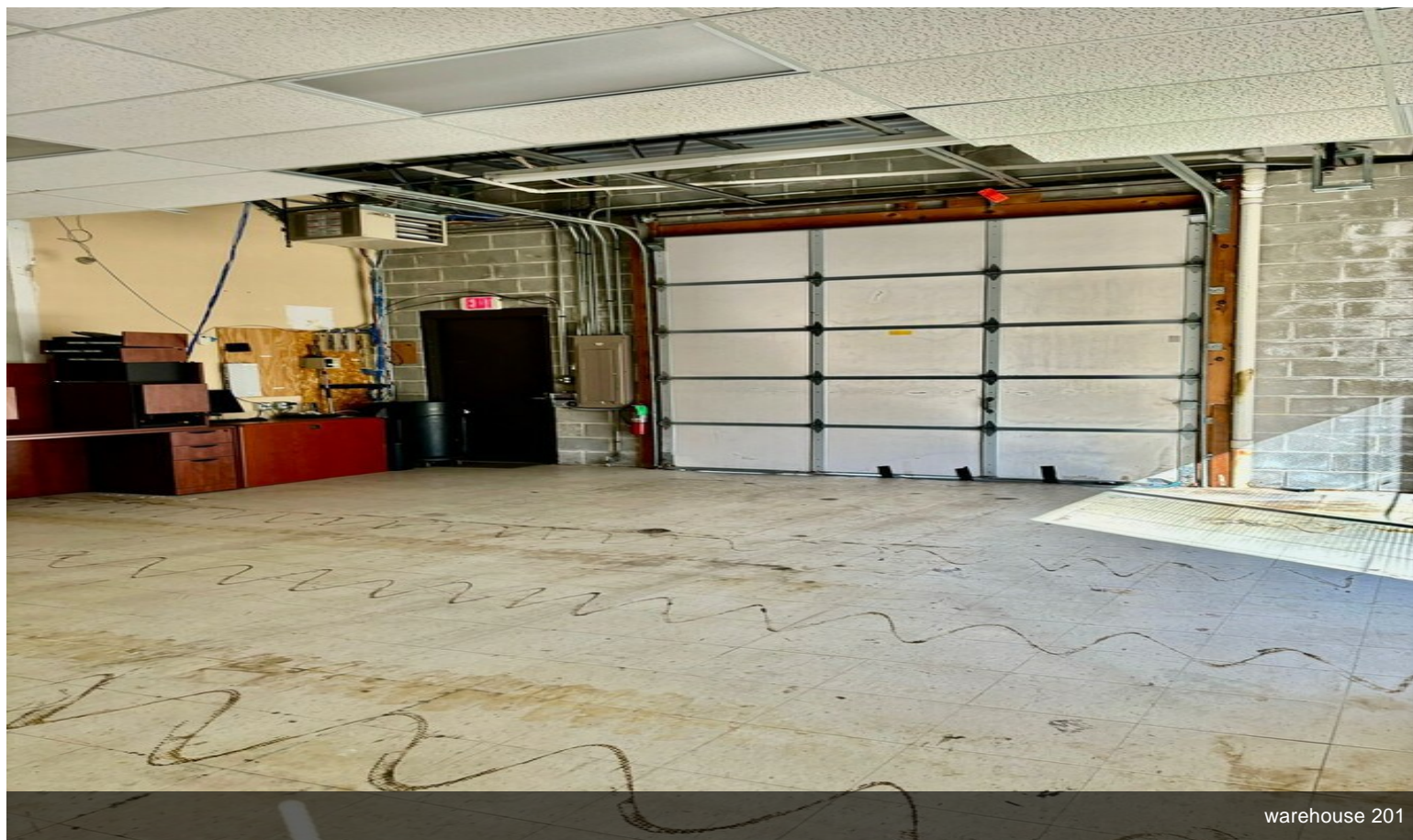
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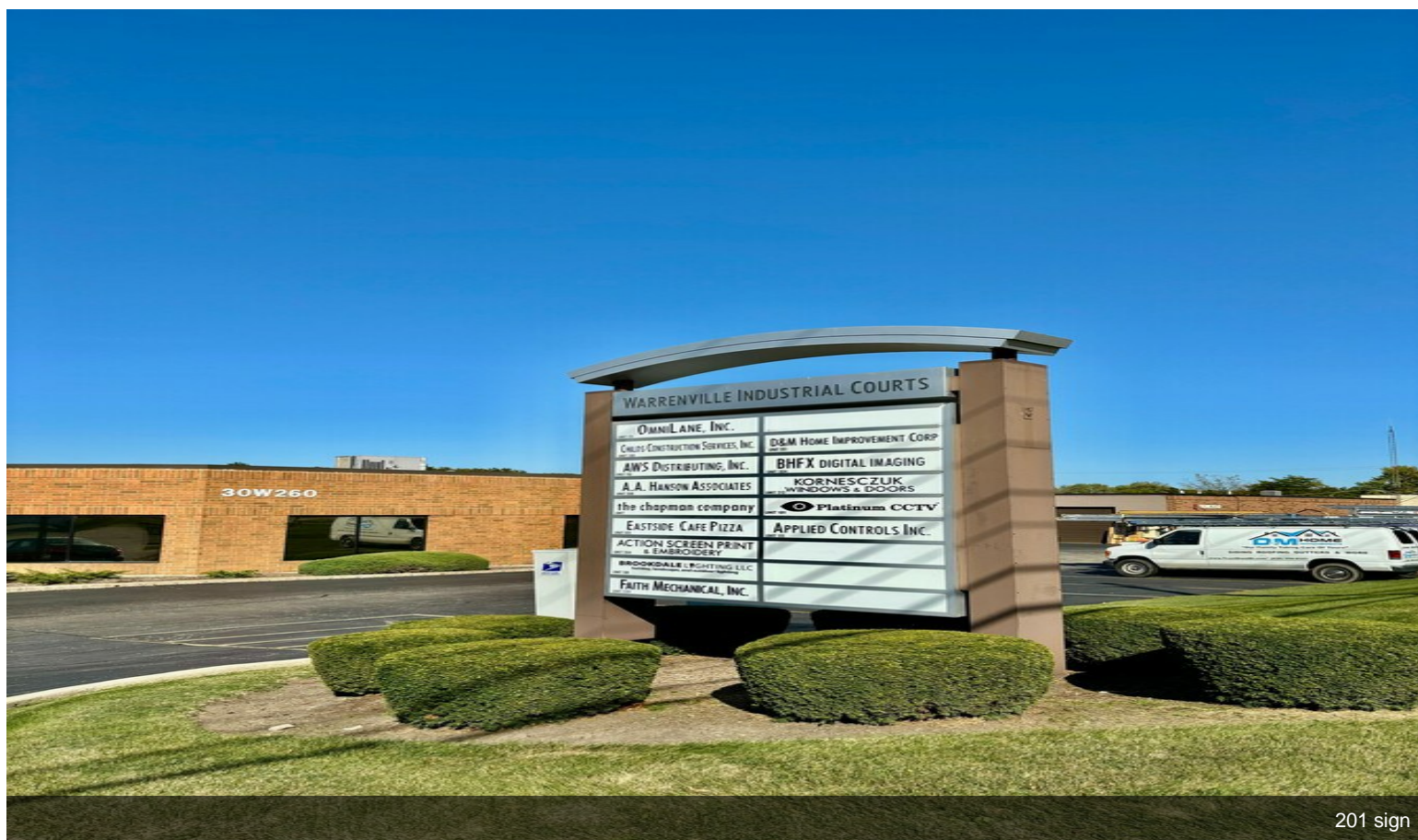
# Property Photos



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warehouse 201

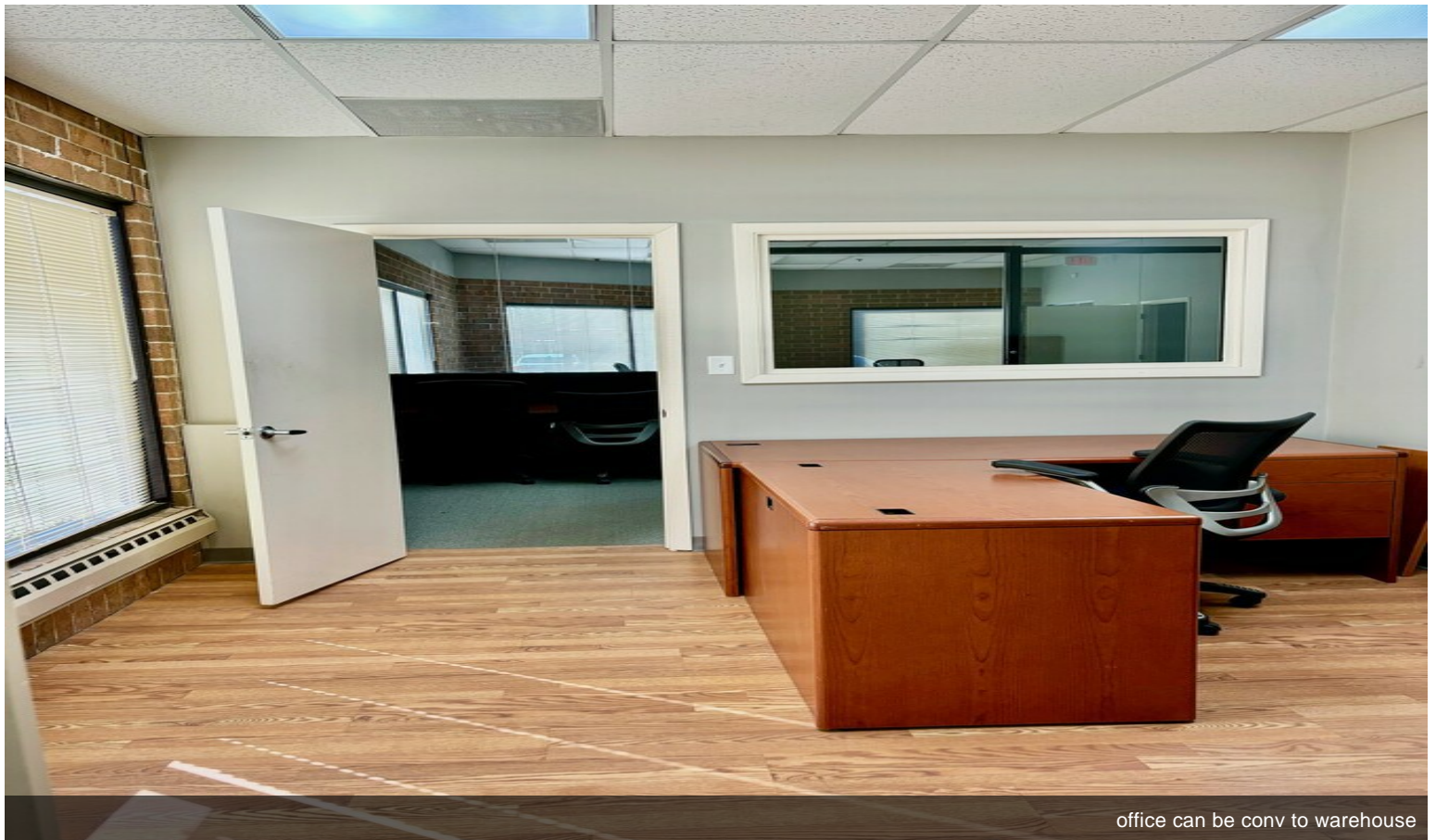


201 sign

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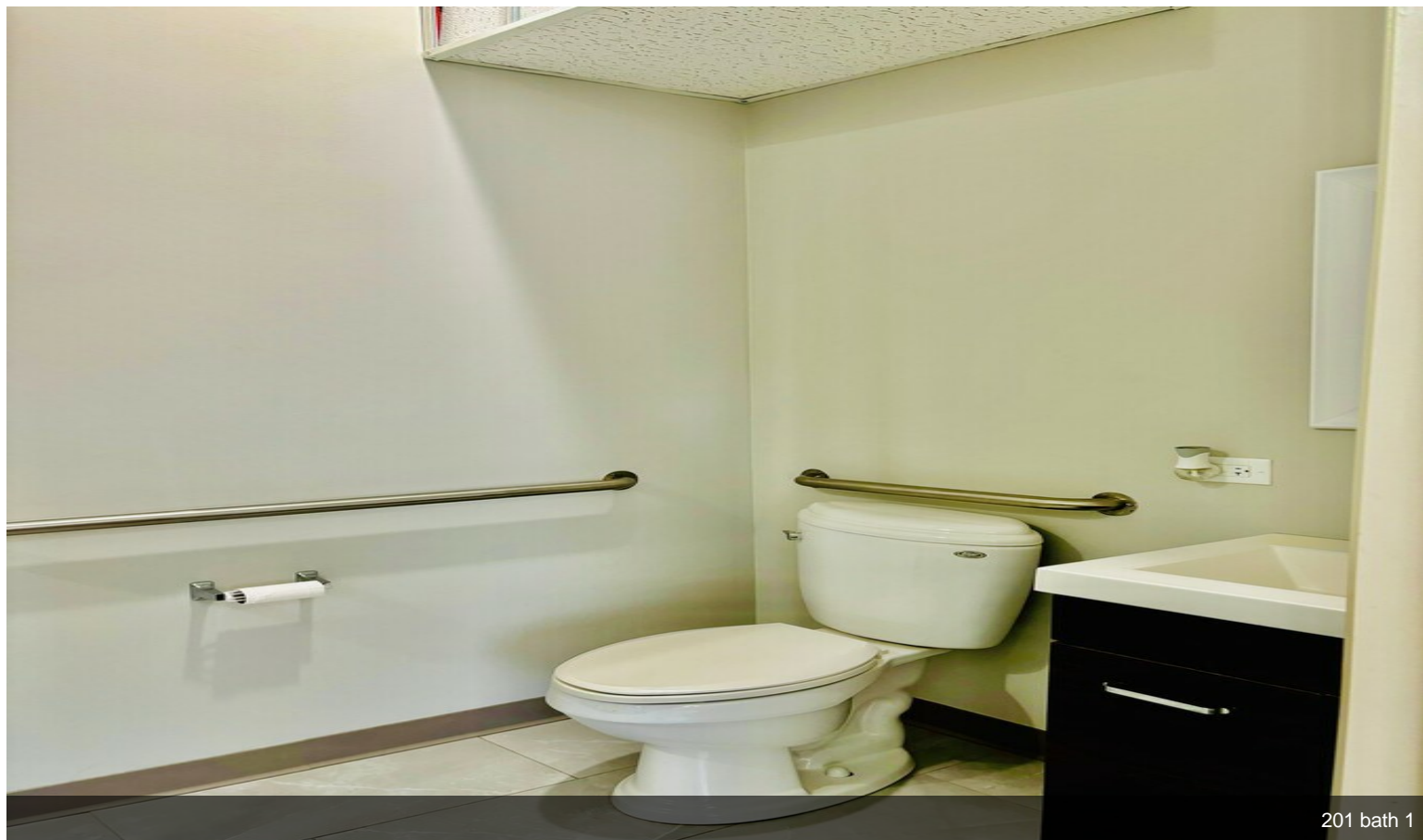
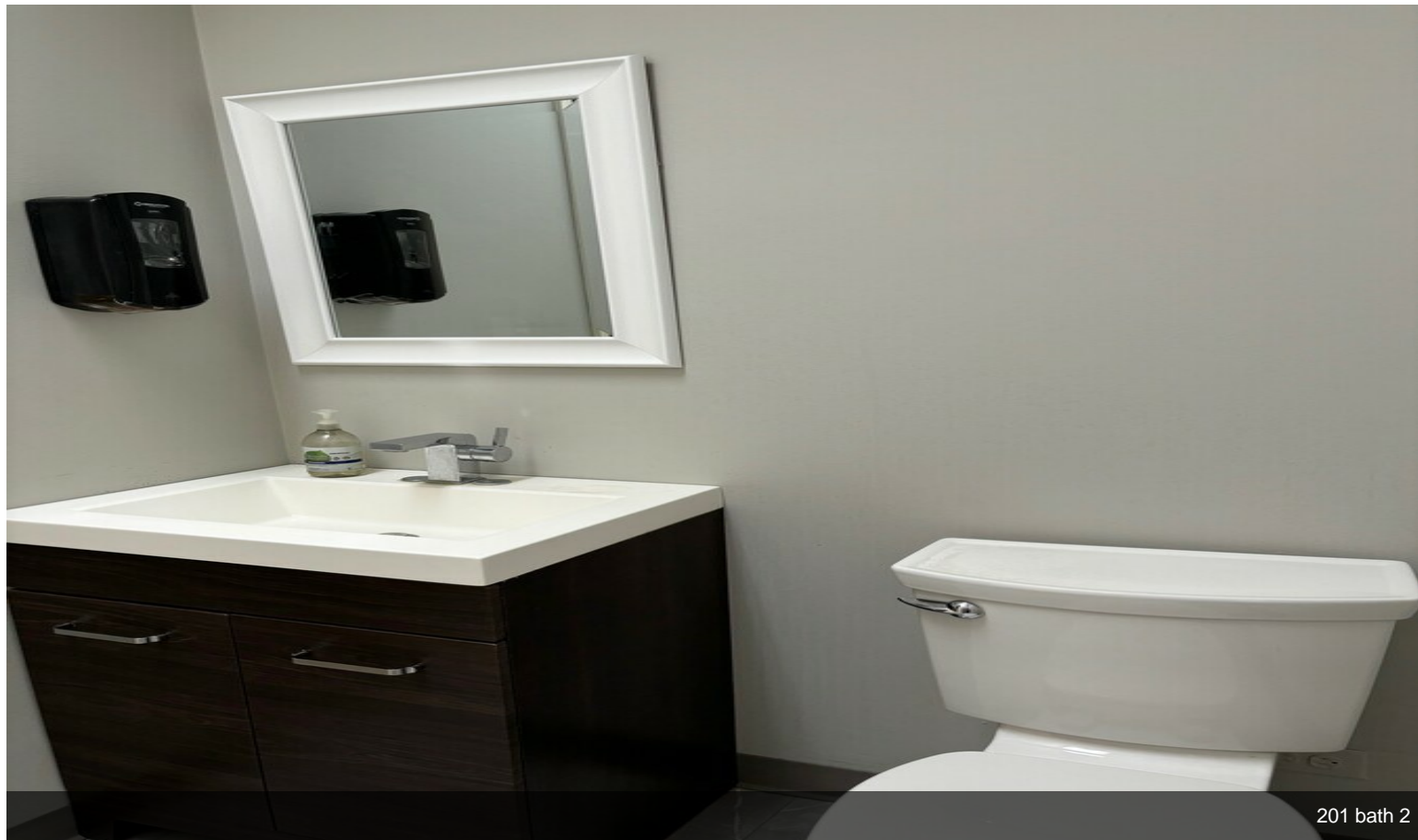


201 side view



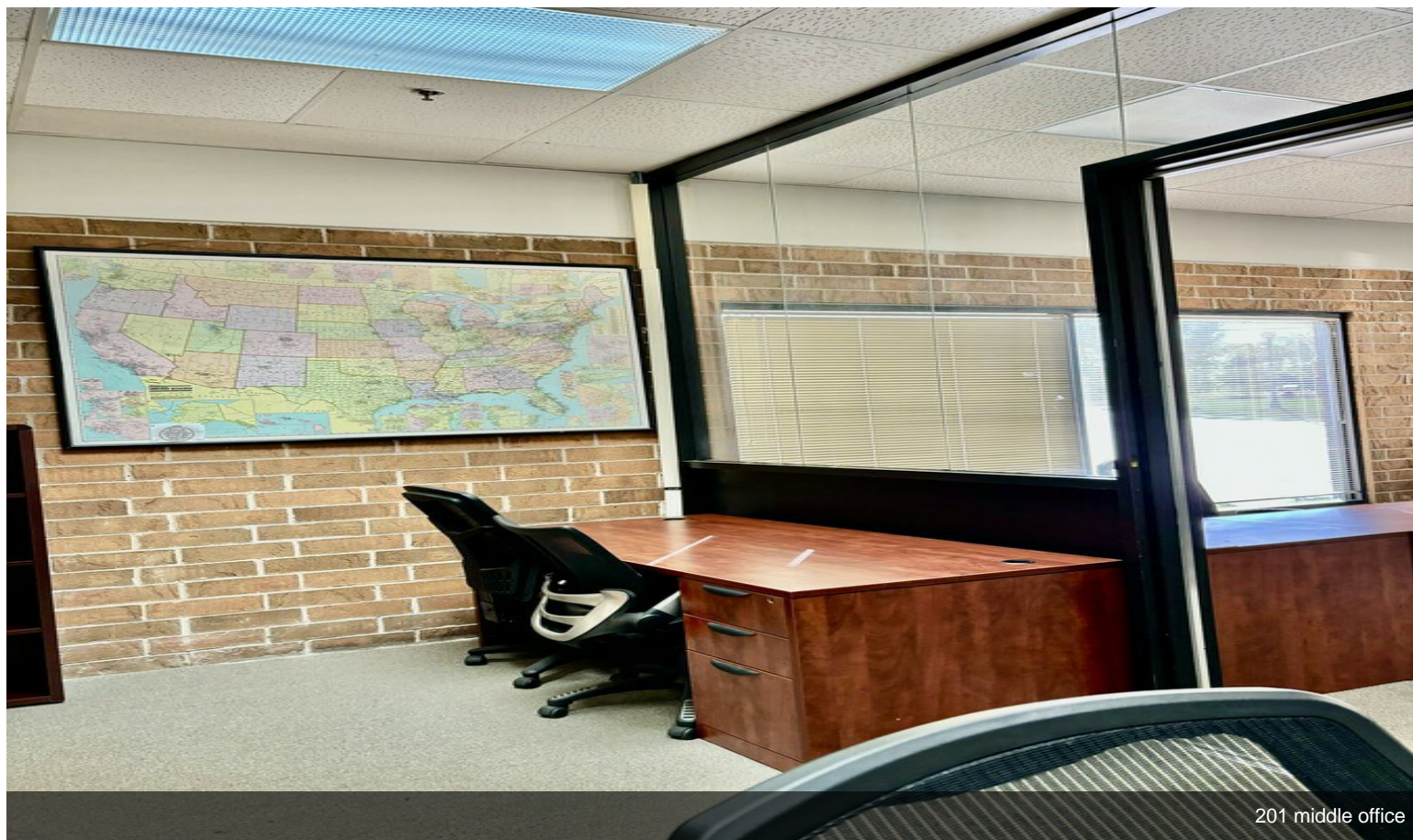
office can be conv to warehouse

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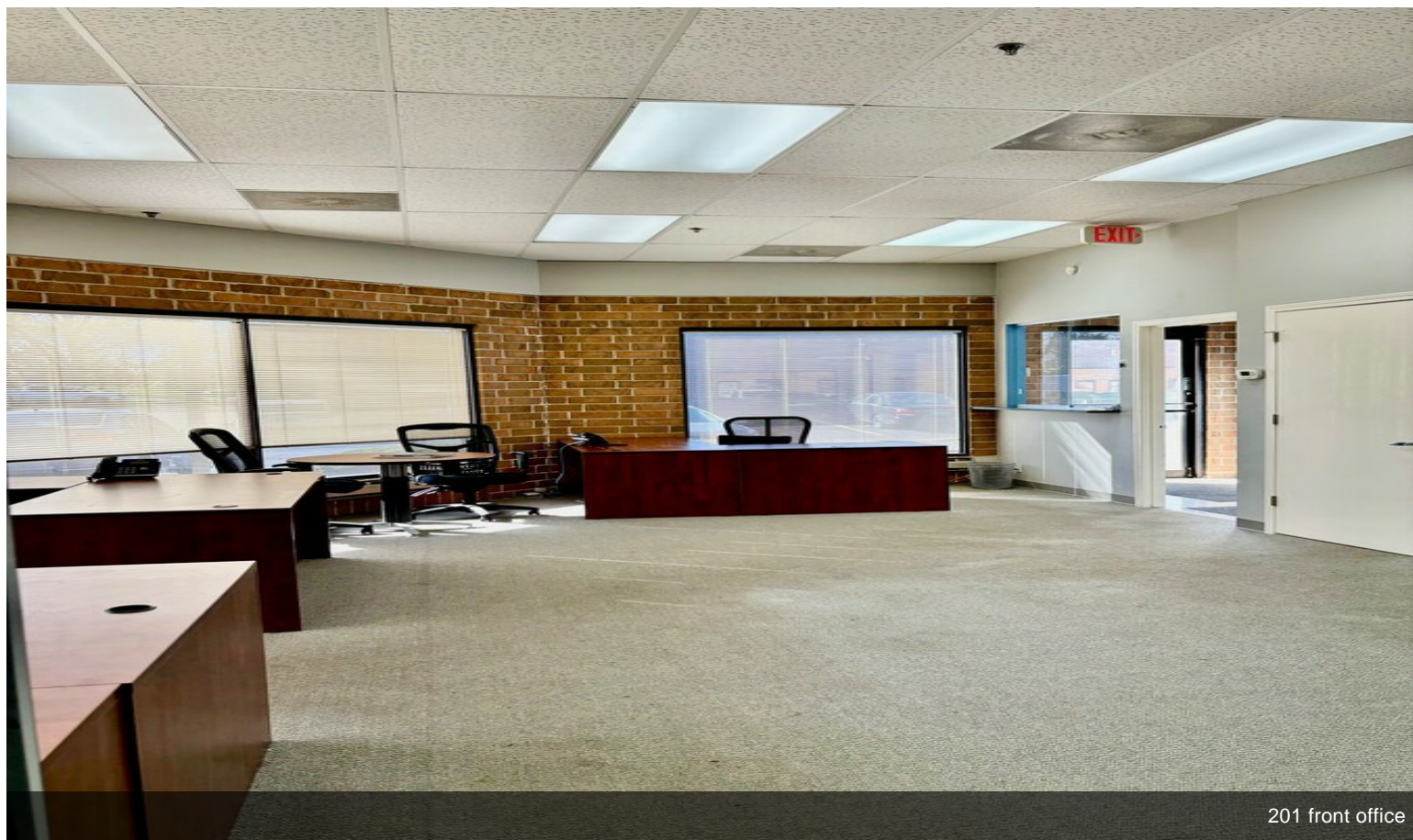


201 middle office



201 foyer

# Property Photos



201 front office



Building Photo