

20,000 SF Industrial Property For Lease



BROWN
COMMERCIAL GROUP, INC.

80 PRAIRIE PARKWAY, GILBERTS, IL 60136

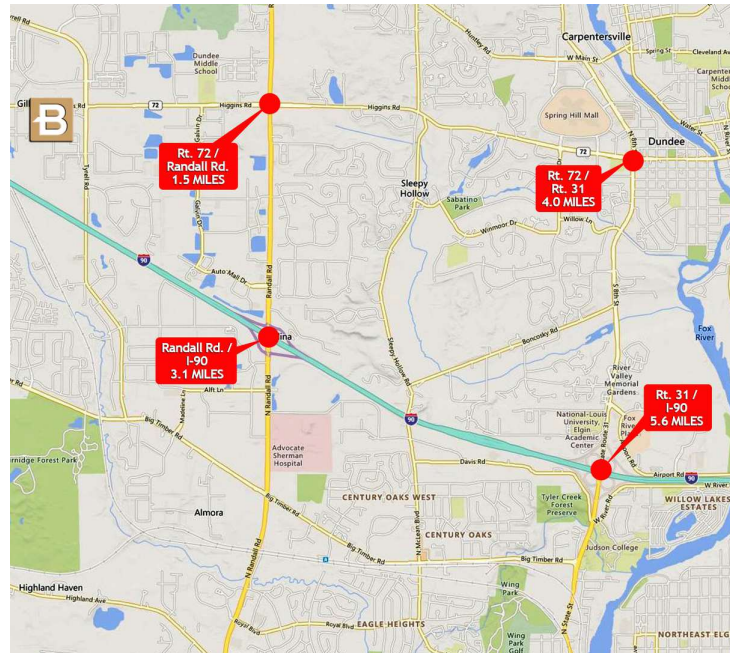


LOCATION DESCRIPTION

High image building in established industrial park. Easy access to major transportation routes via nearby Rt. 72, I-90.

PROPERTY OVERVIEW

- 20,000 SF Unit Available
- 2,000 SF Offices
- 30' Clear Ceilings
- 2 Exterior Docks (expandable to 3)
- 1 Drive-in Door
- 800 Amp, 480 Volt, 3 Phase Power
- Column Spacing - 50' x 49'
- T-5 Light Fixtures; ESFR Sprinkler System
- Ductilecrete Concrete Floors
- Real Estate Taxes: \$1.62/SF (2024); CAM & Insurance: \$1.01/SF
- Lease Rate: Subject to Offer
- Available in May 2025



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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

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