

# INDUSTRIAL FOR LEASE

101 Powdered Metals Drive, North Haven



**24,995 SF** — OUTSIDE STORAGE OPTION AVAILABLE

**FULLY RENOVATED FREE STANDING INDUSTRIAL FACILITY**



**FOR LEASE:**     **Base Rent: \$9.25 / SF**  
                         **NNN: \$2.67 / SF**  
**\* Tenant pays snowplow and all utilities**

**For more information contact:**  
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### Property Specifications:

- 24,995 SF, single tenant industrial building
- 14' - 20' clear ceiling height
- 16.5' - 22.5' deck height
- 8 loading docks (9'x9')
- 4 drive in overhead doors
  - 12'w X 13'h
  - 13'w X 12'h
  - 10'w X 10'h
  - 8'w X 9'h
- 400 amp, 240v, 3 phase power
- Potential for additional 800 amp service
- 2,200 SF of designated office space
- Zone IL 80
- City water/ septic
- Natural gas heat
- Wet sprinkler
- Excess outside storage available for lease

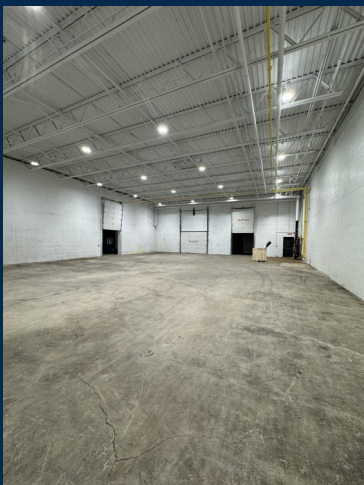
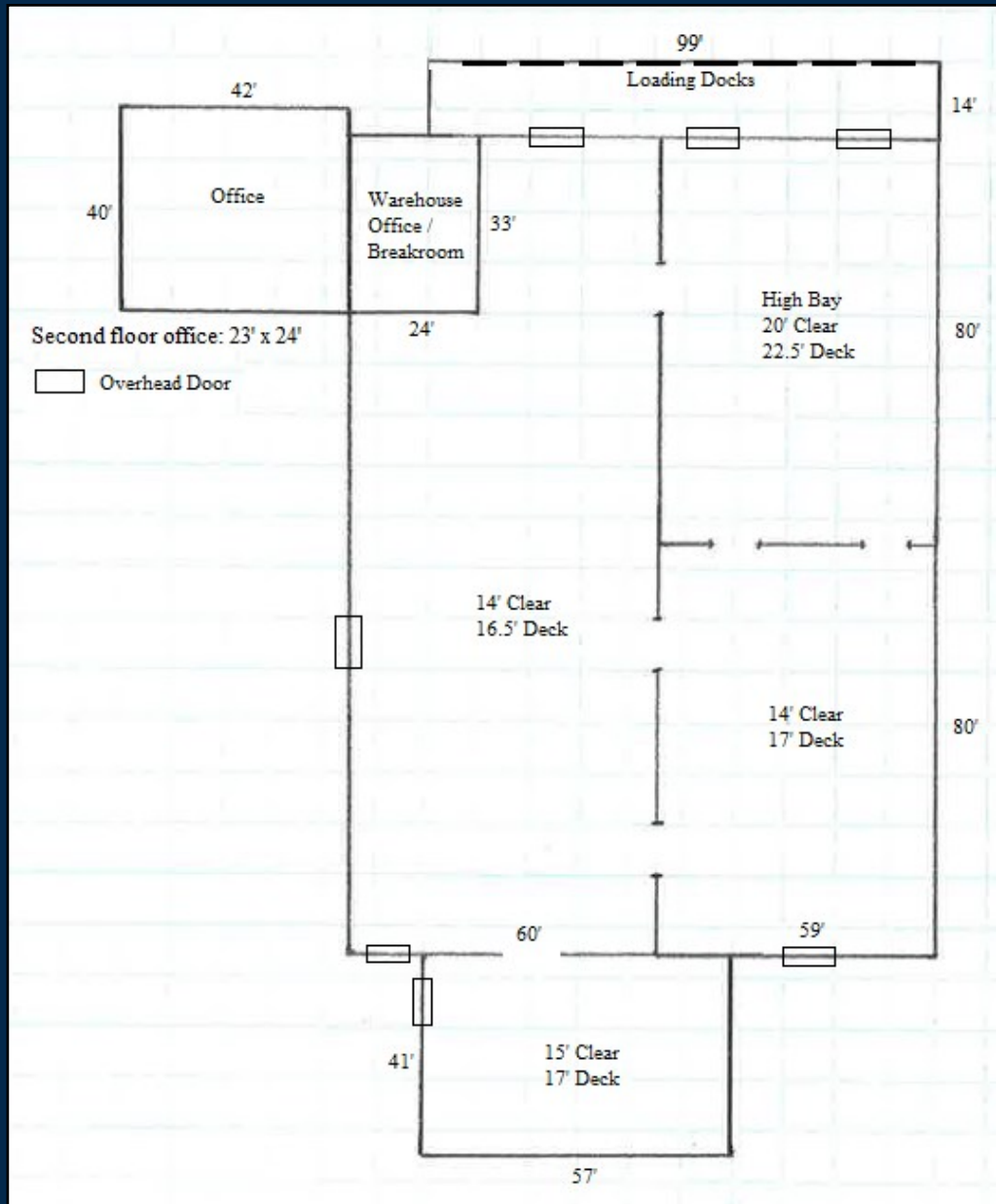
### 2024 Improvements:

- Major roof replacement (EPDM & standing seam)
- HVAC replacement (RTU & hanging heaters)
- LED lighting, inside & out
- Metal accent siding
- Electrical upgrades
- Sprinkler heads
- Glass entry way
- Asphalt parking lot
- Paint inside & out
- Office / bathroom remodel



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