

# 33,850SF ON 3AC FOR LEASE

(3EA) 18' X 16' DID'S -(1EA) 20 X 16 DID - 1 DOCK

2001 Weber Road Crest Hill, Illinois 60403



## Property Specifications

<b>Building Size:</b>	33,850sf (125' x 250' warehouse) on 3 acres (Rear grass area to be graveled or paved)
<b>Office:</b>	2,600+/-sf
<b>Clear Height:</b>	16' at eaves and up to 32' at center
<b>Loading:</b>	(1ea) Exterior Dock (3ea) 18' x 16' Drive in Doors (1ea) 20' x 16' Drive in Door
<b>Power:</b>	480V - 200Amp 3-Phase Panels
<b>Lighting:</b>	LED
<b>Sprinkled:</b>	Wet
<b>Zoning:</b>	M-1 Limited Manufacturing District
<b>Lease Rate:</b>	\$12.07sf Modified Gross or \$34,050.00/mth
<b>Occupancy:</b>	August 2025

No sign on property-Please do not disturb current tenants



FOR ADDITIONAL INFORMATION CONTACT:

**MARK E. KOENIG**  
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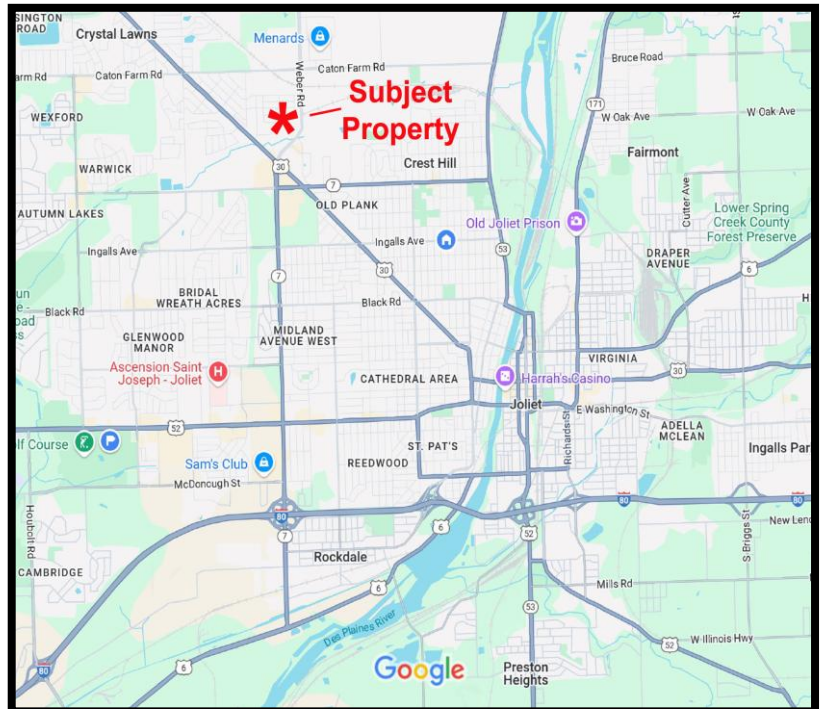




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**Located on Weber Road in Crest Hill, Il**  
1/2 mile to Route 30/Plainfield Rd  
2 1/2 miles from Route 53  
3 1/4 miles from the I-55 & Rt 30 Interchange  
6 1/2 miles to the I-55 & Weber Road Interchange.



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