

# FOR LEASE

## 10,000SF WAREHOUSE

1724 Russ Way Crest Hill, Illinois 60403



### Property Specifications

**Building Size:** 10,000sf  
**Office:** 2,000+/-sf  
**Occupancy:** April 2025  
**Clear Height:** 16'  
**Loading:** (1ea) Exterior Dock  
(1ea) 14' x 14' Drive in Door  
Ability to add (2ea) 16' x 15' Drive in Doors  
**Power:** (3ea) 200Amp 3-Phase Panels  
**Zoning:** M-1 Limited Manufacturing District  
**Lease Rate:** \$15.24sf Modified Gross  
or  
\$12,700.00/mth

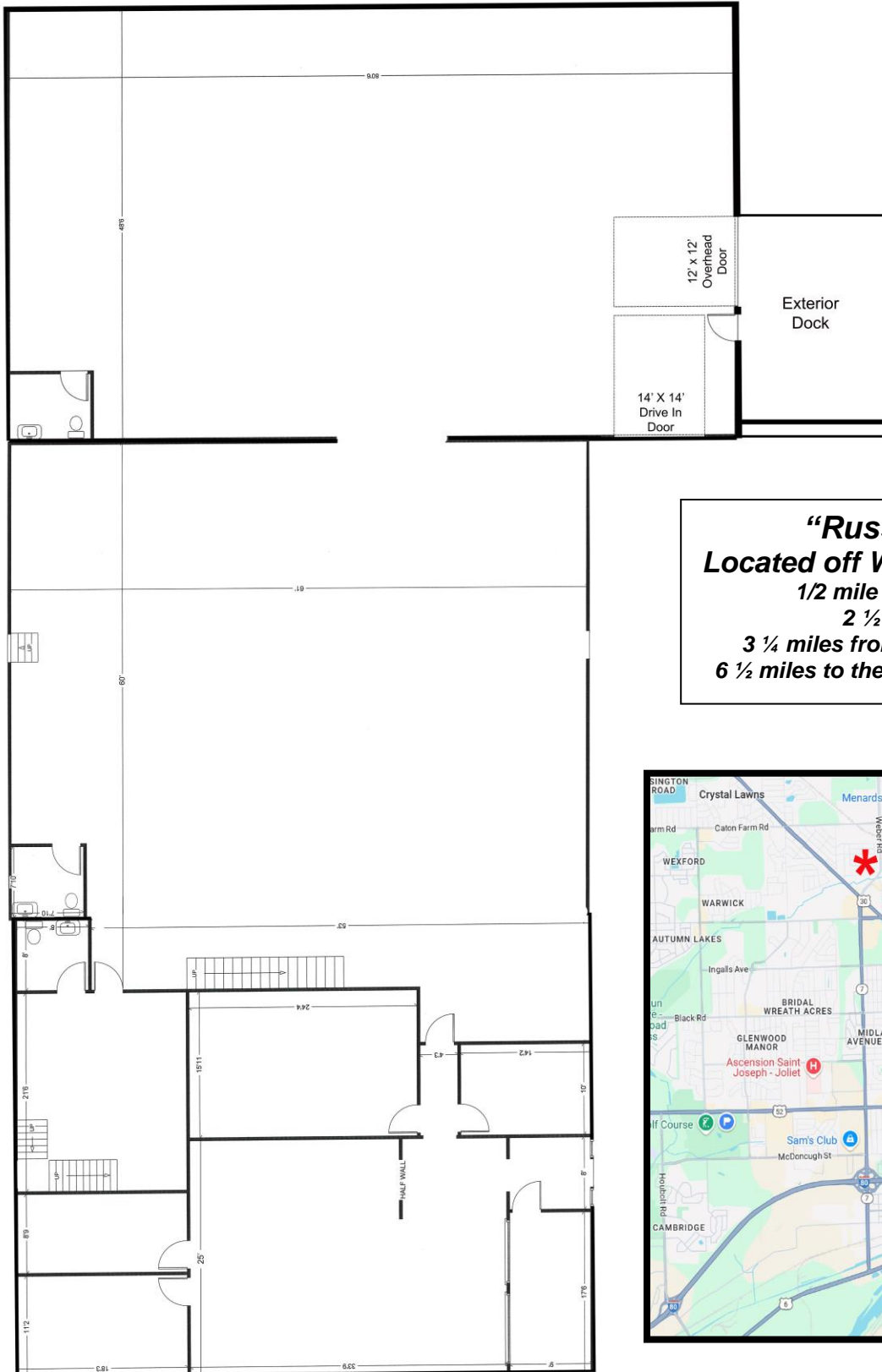


FOR ADDITIONAL INFORMATION CONTACT:

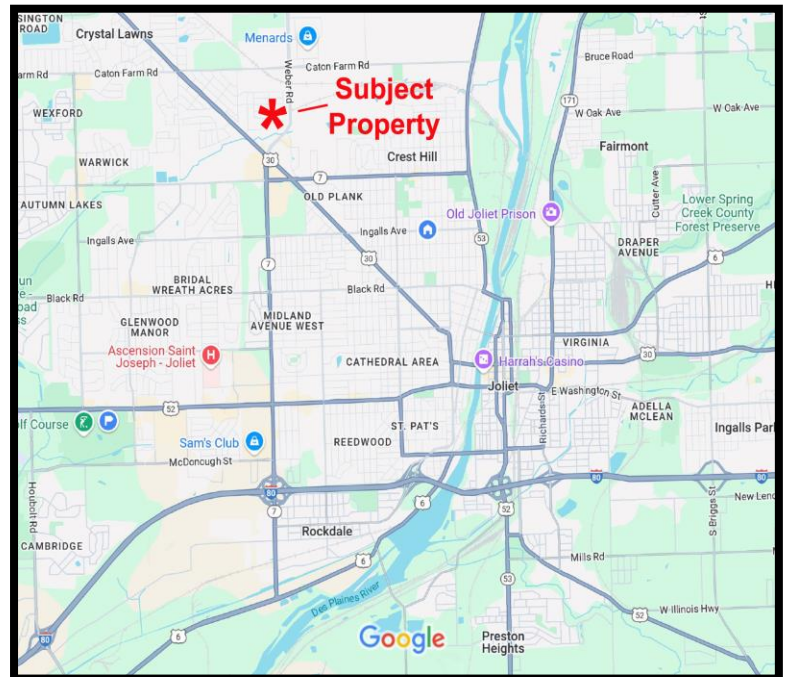
**MARK E. KOENIG**  
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**“Russ Industrial Park”**  
**Located off Weber Road in Crest Hill, IL**  
**1/2 mile to Route 30/Plainfield Rd**  
**2 1/2 miles from Route 53**  
**3 1/4 miles from the I-55 & Rt 30 Interchange**  
**6 1/2 miles to the I-55 & Weber Road Interchange.**



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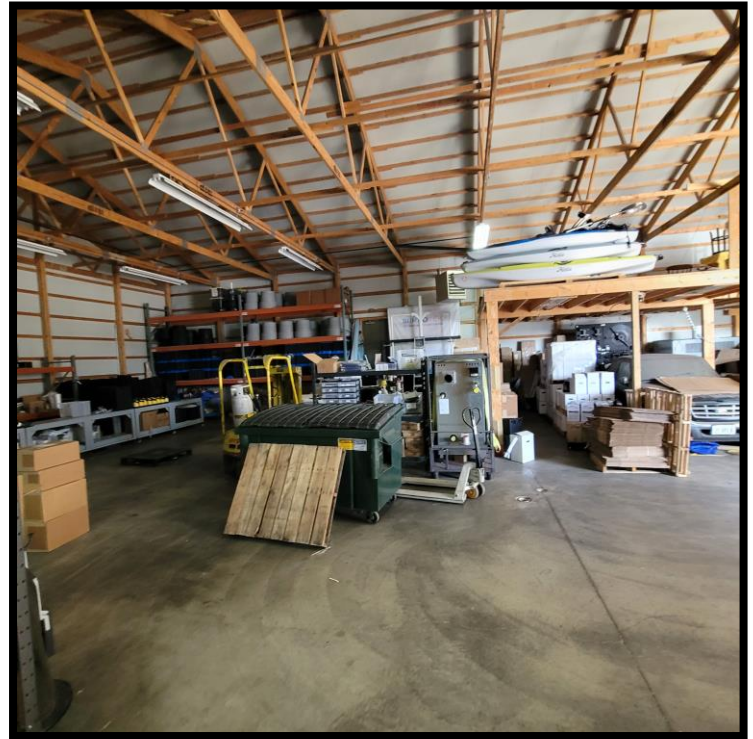
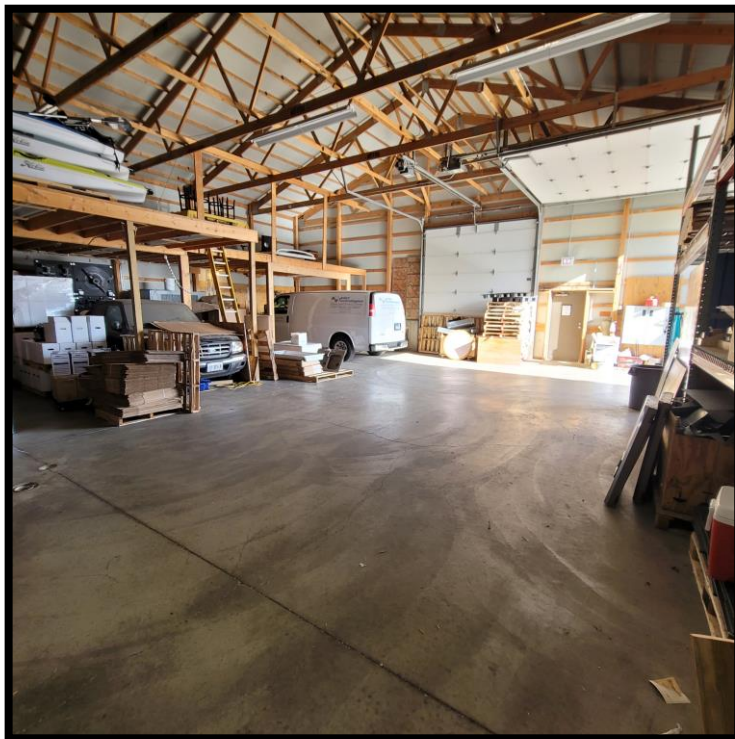
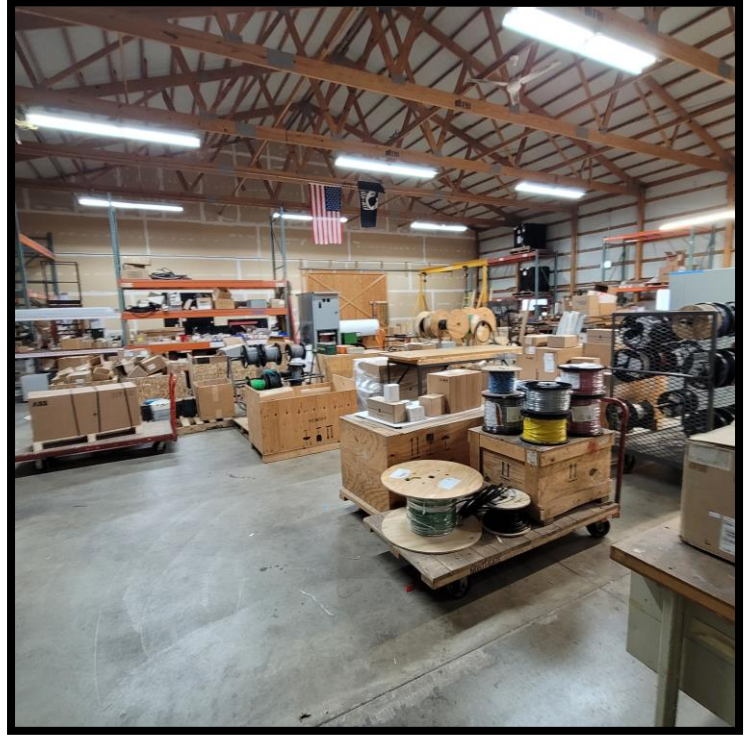
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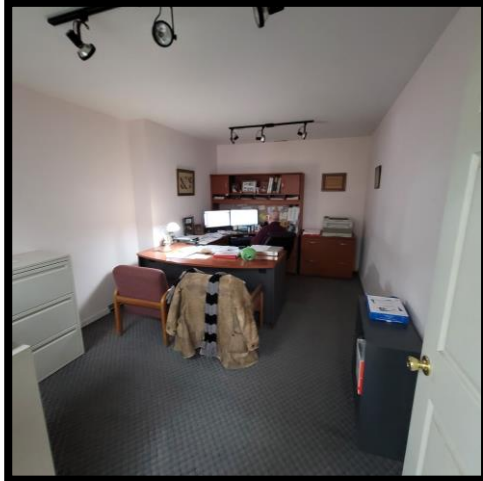
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