

249,470 SF (DIVISIBLE) AVAILABLE FOR LEASE

Vacant With Market-Ready Prep Underway





PROPERTY FEATURES

Building Size: 249,470 SF

Space Available: 249,470 SF

Office Area: 4% Office Space

Clear Height: 24'

Interior Docks: 32

Building Depth: 212'

Sprinkler: ESFR (.24 GPM/3,420 SF)

Car Parking: 226

Power: 2,000 Amps, 277/480 Volts

Year Built: 1987

Column Spacing: 35' x 42'

2023 Taxes: \$195,937.50, or \$0.79 Per Square Foot

Rail: Potential (Union Pacific)





VACANT WITH MARKET-READY PREP UNDERWAY



DIVISIBLE TO ACCOMMODATE THE MARKET NEEDS



BUILDING IS POTENTIALLY RAIL SERVED

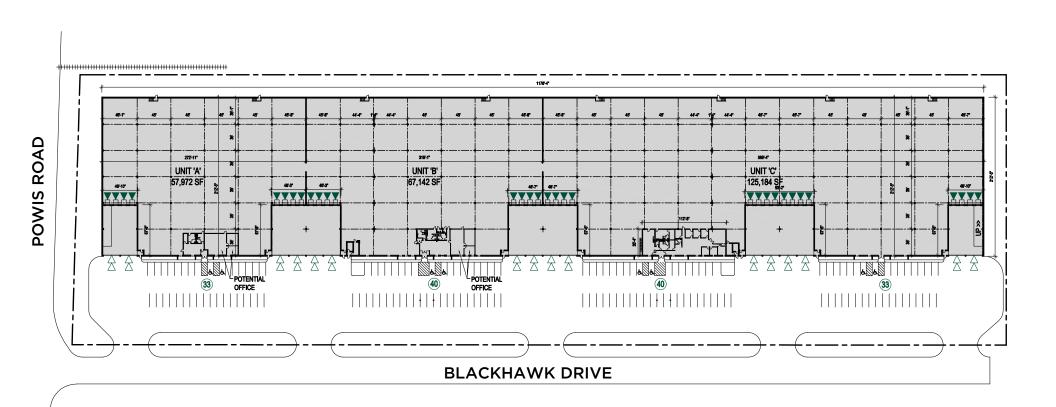


LOW DUPAGE COUNTY TAXES



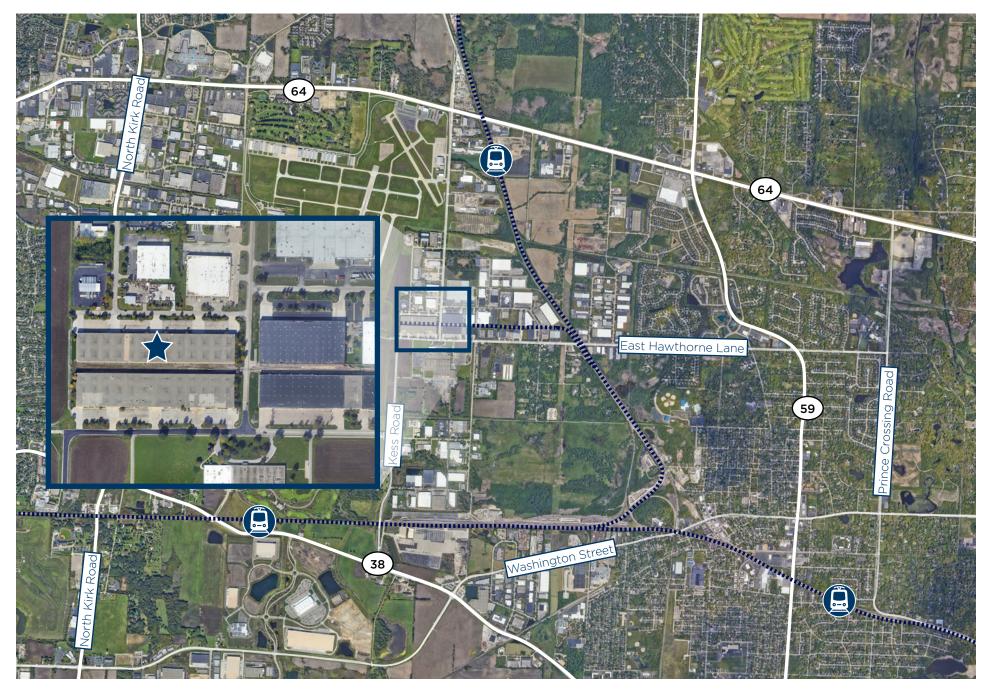
SITE PLAN

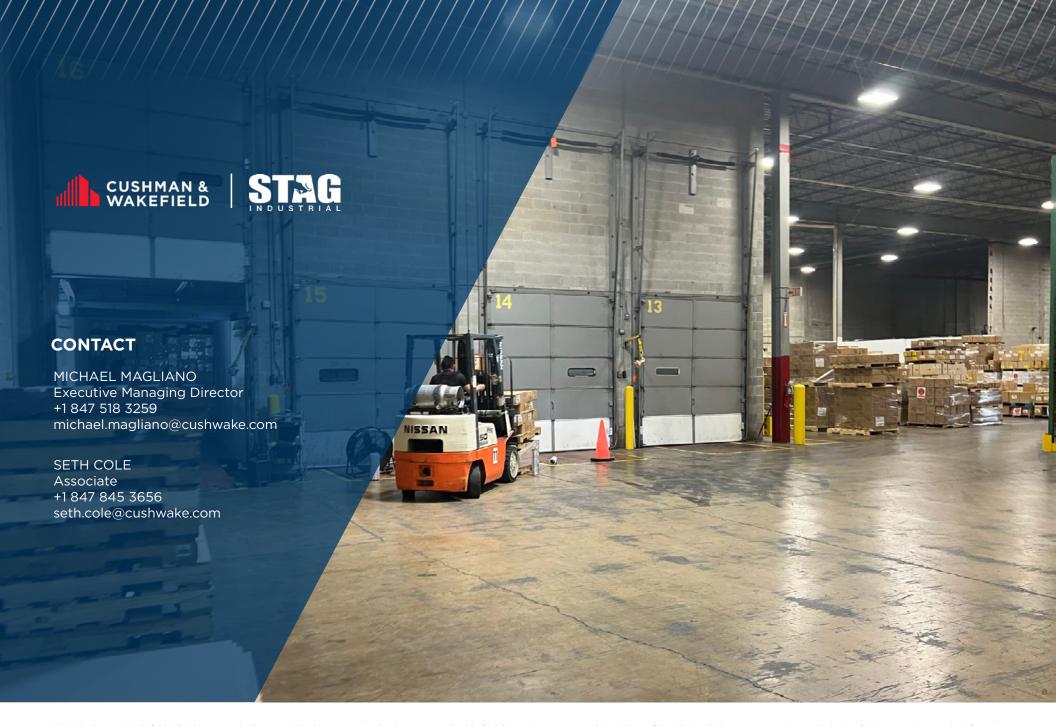




AERIAL MAP







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