

FOR SALE / LEASE

# 3885 INDUSTRIAL DRIVE

## ROLLING MEADOWS, IL 60008



### Building Specifications

Available Space	4,000 SF
Office Size	2,000 SF
Construction	Masonry
Year Built	1970
Clear Height	12'
Loading	2 drive-in doors
Power	400 Amps
Parking Ratio	2.14 / 1,000 SF
Zoning	M-1

### Comments

- Easy accessibility to Route 53 and major expressways
- Less than 15 miles to O'Hare International Airport
- Warehouse Condo Unit
- Northwest Cook County submarket
- Temperature Controlled Warehouse

**Real Estate Taxes** \$4.80 p.s.f.

**CAM** \$1.45 p.s.f.

**Asking Lease Rate** Subject to Offer

**Asking Sale Price** Subject to Offer

For more information, contact:

#### MICHAEL LABEK

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#### JEFF MATELLA

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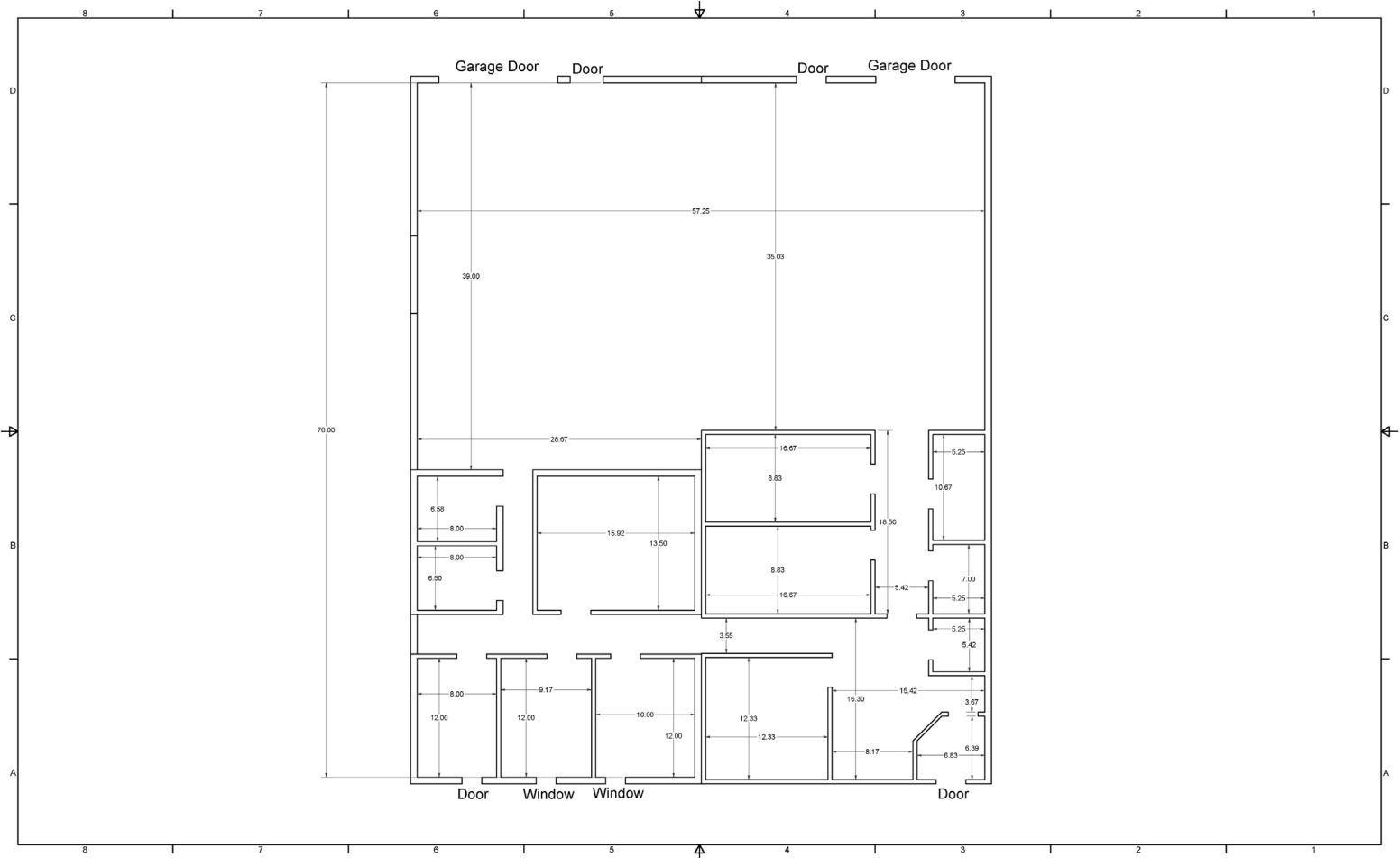
**CUSHMAN &  
WAKEFIELD**

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**4,000 SQ. FT.**

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## FLOOR PLAN



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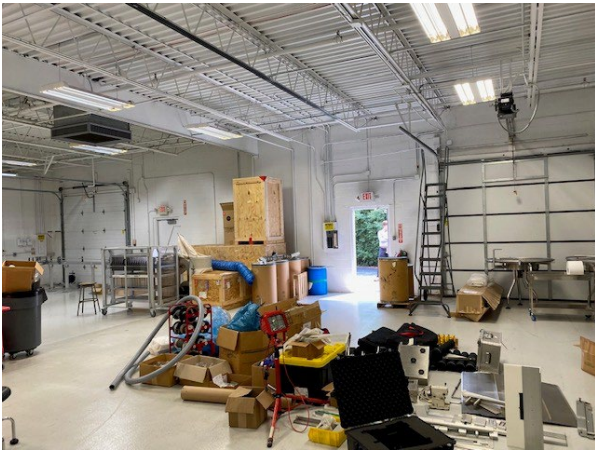
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## **PHOTOS**



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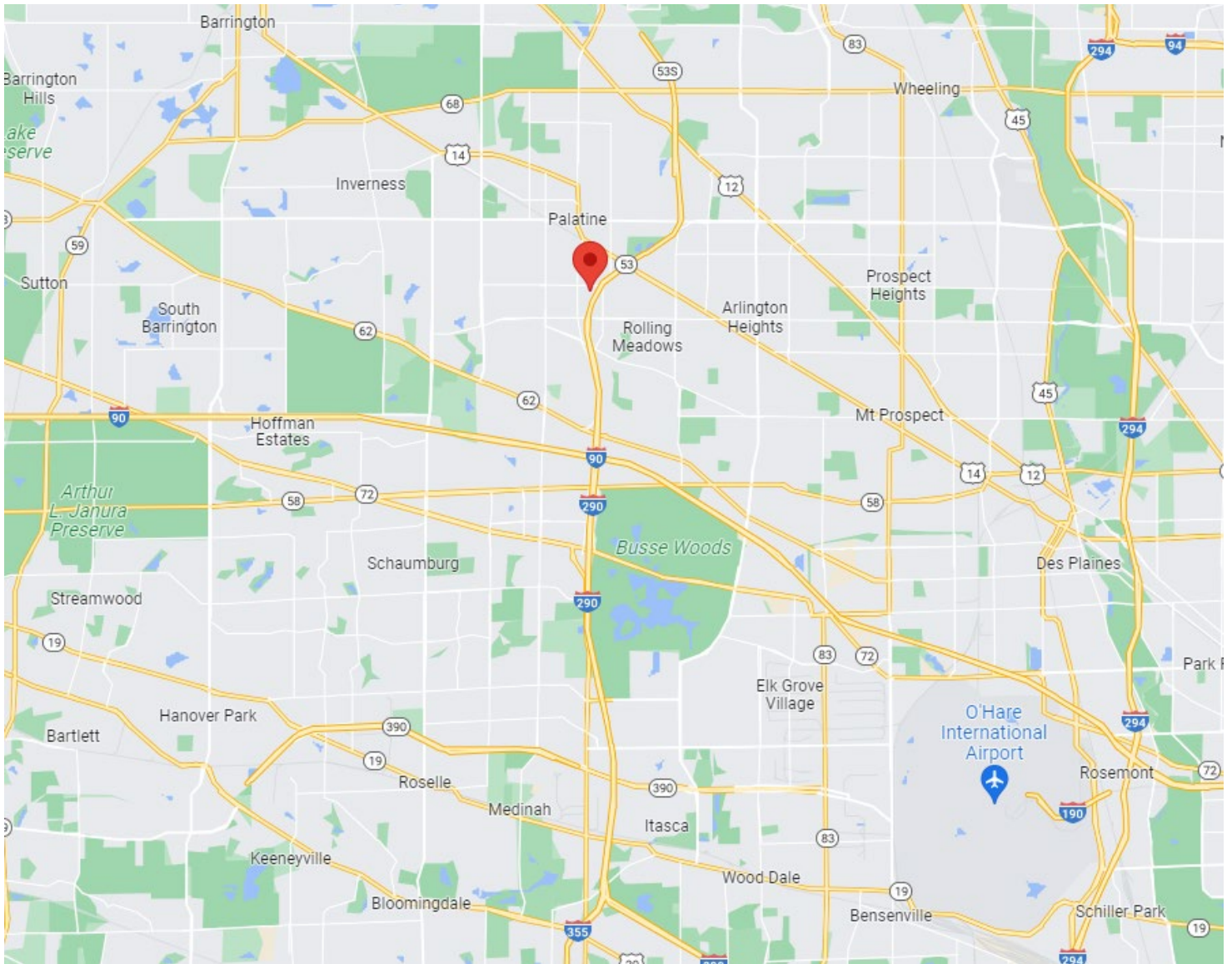
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## LOCATION MAP



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