## For Sale or Lease

**Available Immediately** 

### 800 Hollywood Avenue

Itasca, IL 60143 50,337 SF







#### **AL CARUANA**

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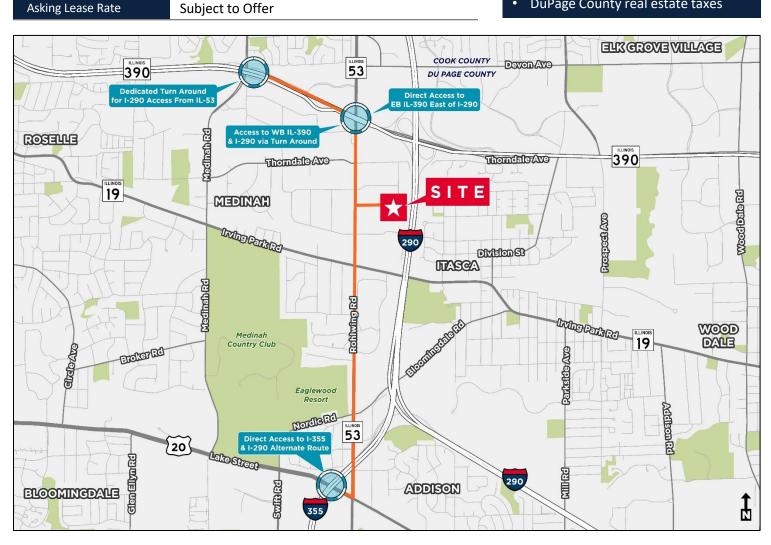
Available SF	50,337 SF
Office SF	+/- 6,000 SF (can be reduced)
Ceiling Height	21′ 6″
Lighting	LED
Sprinkler	Wet System
Car Parking	79 cars
Year Built	1977
Power	2,000 Amps @ 480 Volts   400 Amps @ 240 Volts
Docks	4 interior
Drive-in Doors	1 (10′ x 12′)
Bay Sizes	30' x 40'
Operating Expenses	\$1.18 p.s.f.
R.E. Taxes	\$1.59 p.s.f.





#### **HIGHLIGHTS**

- Heavy power
- Immediate access to I-290 and I-390
- Flexible office configurations
- DuPage County real estate taxes



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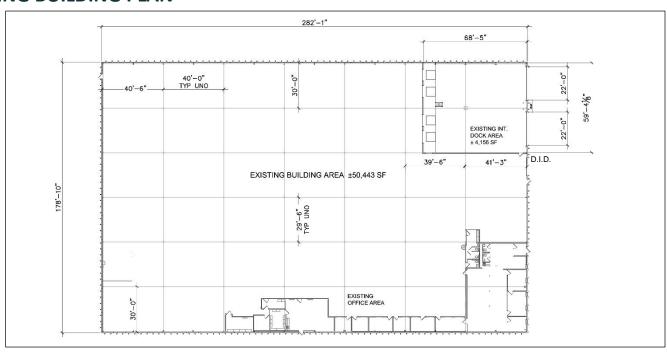
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### **EXISTING BUILDING PLAN**



### 10 MILE DRIVE-TIME RADIUS

