

PHILLIPS MARTIN

REAL ESTATE

4200 Cantera Drive, Suite 202  
Warrenville, Illinois 60555  
Phone 630 575 0900  
Fax 630 575 0909

**FOR LEASE**

**Warehouse/  
Office Space**

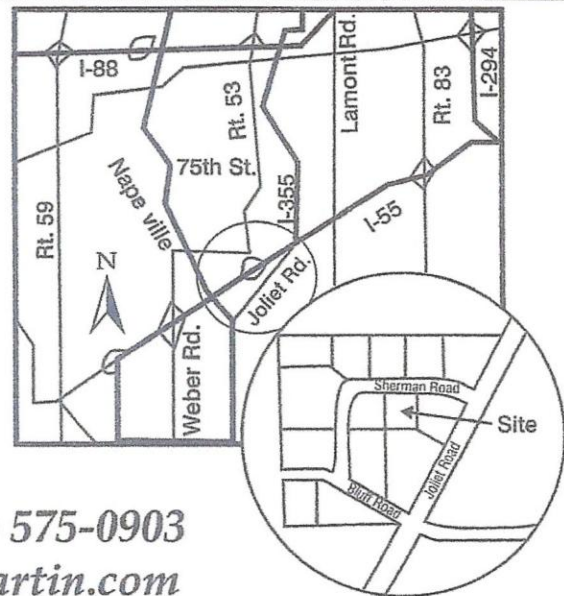
**Great Location!**

*1413 Sherman Road, Romeoville, IL 60446*



**HIGHLIGHTS**

- Units of 2,250 Sq. Ft.
- Grade Level Dock Door Loading
- 25% Office
- 18' Clear Height
- Excellent access to I-55 and I-355



**CONTACT: Wayne Ebbens (630) 575-0903**  
***webbens@phillipsmartin.com***

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



**PHILLIPS MARTIN**  
REAL ESTATE

4200 Cantera Drive, Suite 202  
Warrenville, Illinois 60555  
Phone 630 575 0900  
Fax 630 575 0909

**CONTACT: WAYNE H. EBBENS**  
630/575-0903 - DL

**\* OFFICE/WAREHOUSE \*  
INVENTORY**

**BUILDING ADDRESS: 1413 Sherman Road**

**PARK NAME: Bluff Trails Business Park**

**CITY/STATE/COUNTY: Romeoville, Illinois - Will**

=====

<b>BUILDING SIZE:</b>	24,750 Sq. Ft.	
<b># OF BUILDINGS:</b>	One (1)	
<b># OF FLOORS:</b>	One (1)	
<b>YEAR BUILT:</b>	1989	
<b>ZONING:</b>	M-R	
<b>USE:</b>	Mfg./Warehouse/Dist.	
<b>AVAILABLE SPACE:</b>	4,500 Sq. Ft.	Unit #40 - 28% Office (625 Sq. Ft.)
<b>MAX. CONTIGUOUS:</b>	2,250 Sq. Ft.	Unit #60 - 33% Office (750 Sq. Ft.)
<b>MIN. SPACE:</b>	2,250 Sq. Ft.	

=====

=====

<b>BAY SIZE/CLEAR SPAN:</b>	25' Clear Span
<b>CEILING HEIGHT:</b>	18' Clear
<b>UNIT DIMENSIONS:</b>	25' x 90'
<b>DRIVE-IN DOORS:</b>	1 - 10 x 12 / Unit
<b>PARKING SPACES:</b>	Approximately 58
<b>SPRINKLERS:</b>	Fully
<b>HEATING SYSTEM FUEL:</b>	GFA
<b>DELIVERY SYSTEM:</b>	Unit Heaters
<b>AIR CONDITION:</b>	Office (Rooftop Unit)
<b>POWER:</b>	200 AMPS
<b>CONSTRUCTION TYPE:</b>	Pre-Engineered Steel

=====

=====

<b>LEASE RATE:</b>	\$ 9.25 / Sq. Ft. Gross - Units #40 & #60
<b>TAX &amp; CAM EXPENSE:</b>	Included
<b>POSSESSION:</b>	Unit #40 - Immediate / Unit #60 - After 8/01/18
<b>COMMENTS:</b>	Excellent Access to I-55 & I-355 Sharp Space - Well Maintained Building

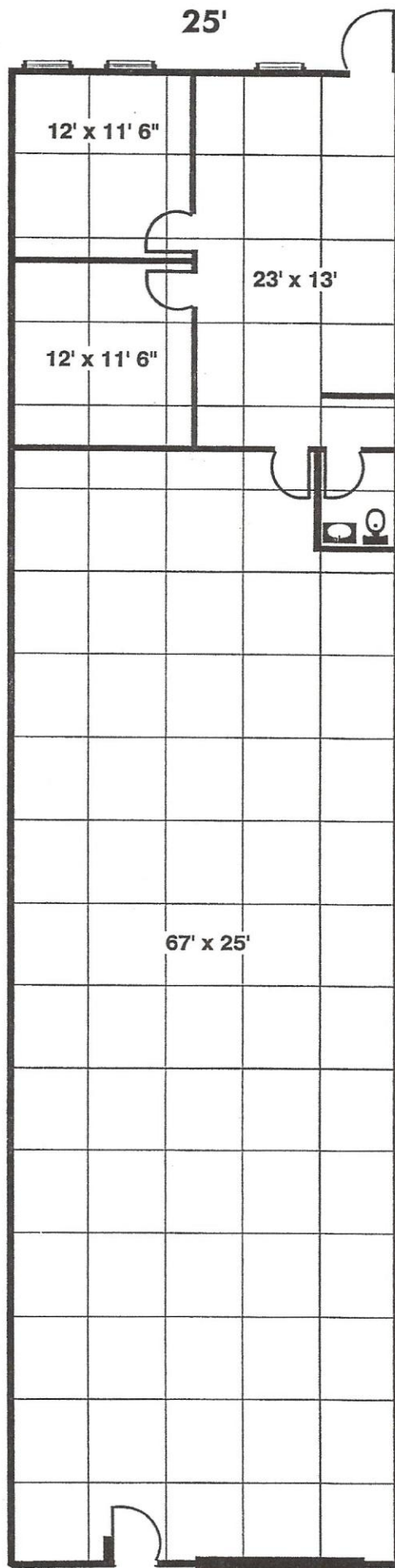
=====

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



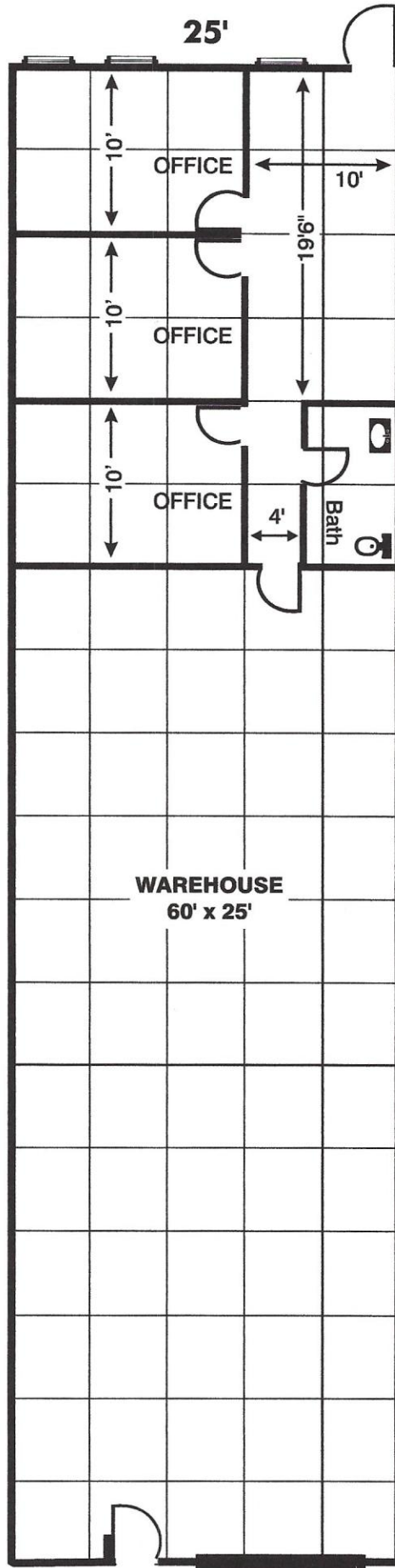
1413 Sherman Road  
Romeoville, IL  
2,250 Rentable Sq. Ft.

**Unit 40**



*Space Plan*  
*1413 Sherman Road*  
*Romeoville, IL*  
*2,250 Rentable Sq. Ft.*

**Unit 60**  
**750 RSF/Office**  
**1,500 RSF/Warehouse**



# SITE PLAN

1413 Sherman Road, Romeoville, IL 60446

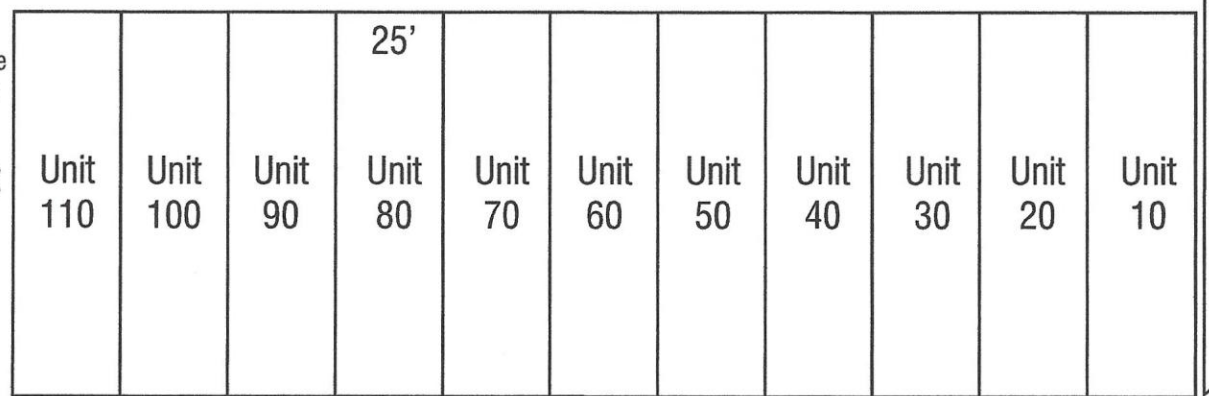
Sherman Road

64 63 62 61 60 59 58 57 56 55 54 53 52 51 50 49 48 47 46 45 44 43 42 41 40 39 38 37 36 35 34 33 32

31 30 29 28 27 H W 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 H W 7 6 5 4 3 2 1

20' Service Drive

96'



25' Service Drive

27' Service Drive

