

5303 ST CHARLES ROAD

BELLWOOD, ILLINOIS

25,000 - 86,620 SF AVAILABLE FOR LEASE IN BELLWOOD

BUILDING SPECS

TOTAL BUILDING SF	86,620 SF
AVAILABLE SF	86,620 SF (divisible to 25,000 SF)
OFFICE SF	14,877 SF (will divide to suit)
CEILING HEIGHT	16'0" - 21'0" clear
LOADING	5 interior docks 1 drive in door
POWER	1200 - 2000 amps 120/240 & 277/480 volts 3-phase
COLUMN SPACING	40' x 35' & 42' x 25'
PARKING	75 car spots
ASKING LEASE RATE	\$5.25 - \$6.95/PSF gross

HIGHLIGHTS

- Ideal for manufacturing users
- Heavy power
- Fully air-conditioned
- 6b approved
- Close proximity to I-294, I-290, I-88 & public transportation (Metra UP-W line)
- Access to strong labor pool



COMPLETELY RENOVATED

Freshly painted warehouse

New parking lot

Updated office

New roof

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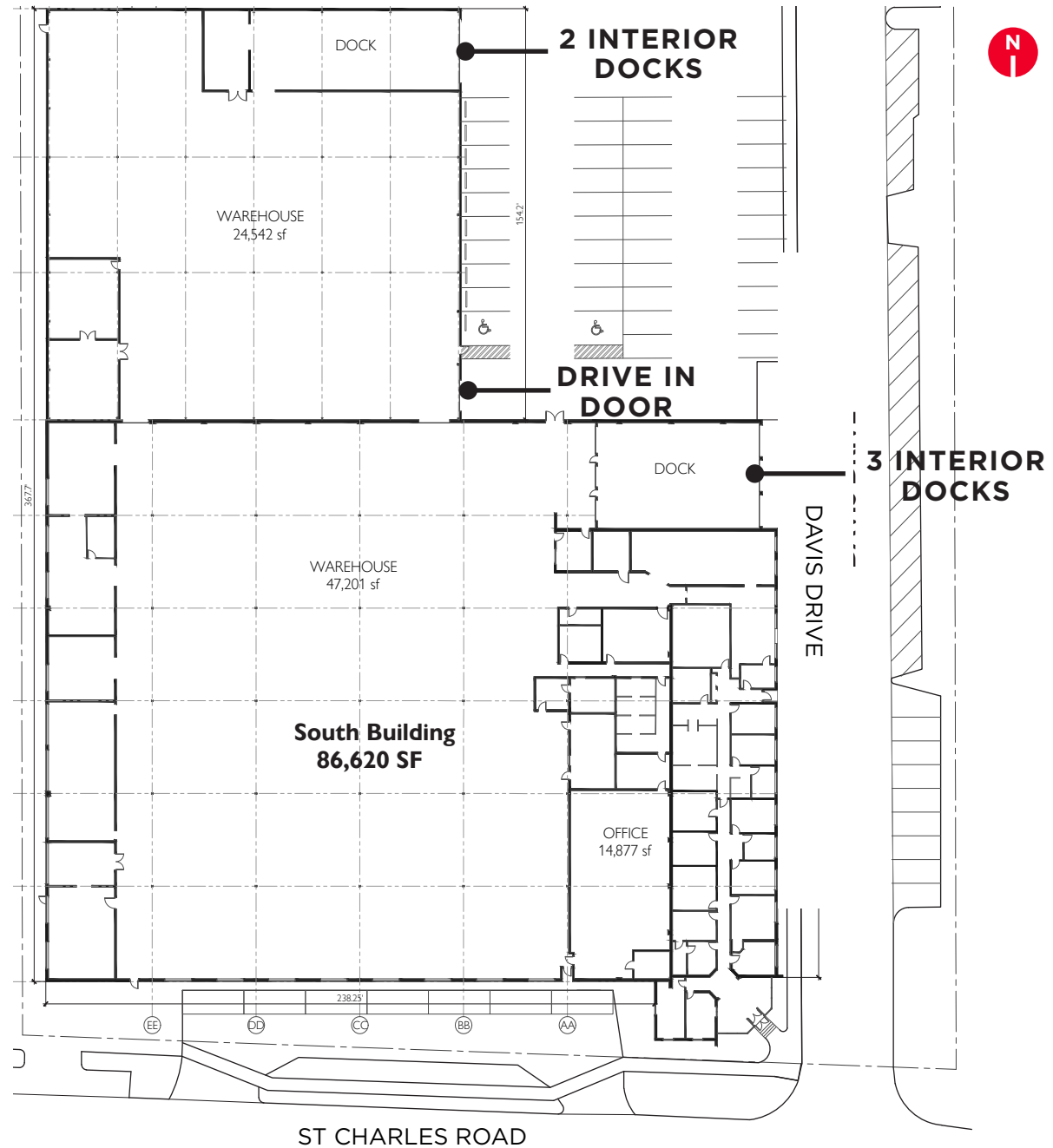
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FLOOR PLAN/PHOTOS

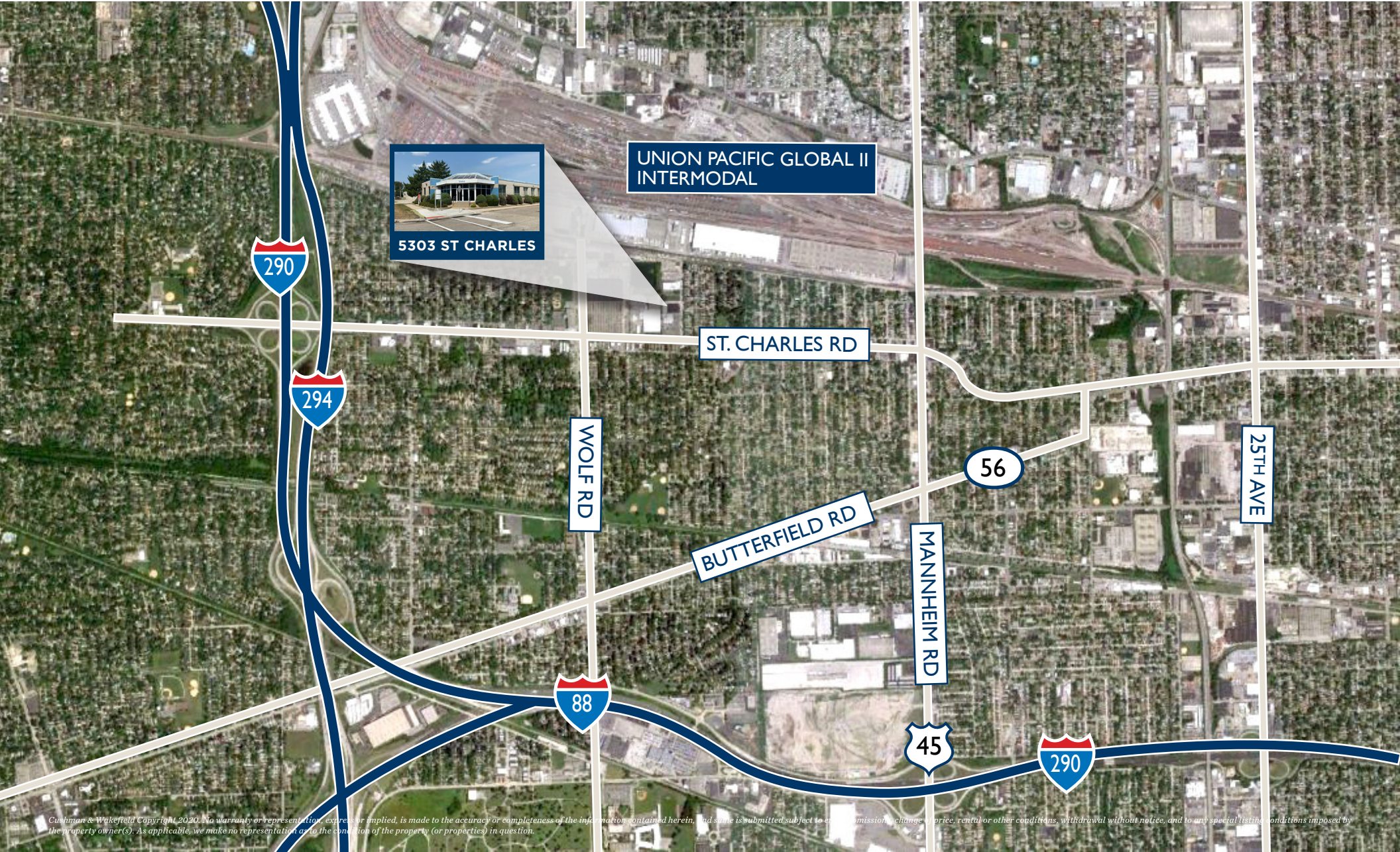


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AERIAL OVERVIEW



5303 ST CHARLES

UNION PACIFIC GLOBAL II INTERMODAL

ST. CHARLES RD

WOLF RD

BUTTERFIELD RD

MANNHEIM RD

25TH AVE

