

#### **AVAILABLE FOR LEASE**

## 2001 W. PARKES DRIVE, BROADVIEW, IL



290

#### **BUILDING SPECIFICATIONS**

		Wind and the	Lexingto
Building Size:	53,284 SF	Gladstone St.	
Office:	10,500 SF		Filmore St.
Land:	2.7 Acres	Glen Oak Cemetary	Filmore St. High St.
Ceiling Height:	18' Clear		S
Loading:	4 Interior Docks w/ Levelers 2 Drive-in Doors	Balmoral Ave. Westchester Blvd	Braga Dr.
Power:	400a; 277/480v; 3-phase 200a; 120/240v; 3-phase	Gardhe	III Str Ave.
Parking:	90 cars	Dover St.	W. Cermak Road
Sprinkler:	Fully	FEATURES	
Heat:	Gas	Free-standing masonry building	13 miles to C
Real Estate Taxes:	\$1.21 psf (2016 paid in 2017)	6" Reinforced concrete floors	• 14 miles to C
Lease Rate:	\$3.95 psf net	<ul> <li>Minutes from I-290 / I-294</li> <li>(1) 2-ton crane</li> <li>Skilled labor force</li> </ul>	<ul> <li>4-way interch</li> <li>25th Avenue</li> </ul>

es to Chicago Loop

xington St

7th Avenue

15th St.

Parkes Dr.

19th St.

- es to O'Hare Airport
- interchange at I-290 and venue

### FOR ADDITIONAL INFORMATION, **PLEASE CONTACT:**

**GEORGE J. CIBULA, SIOR Managing Broker** 630-993-3860 gcibula@darwinrealty.com MANDY LEWANDOWSKI Associate 630-993-3851 mandy@darwinrealty.com

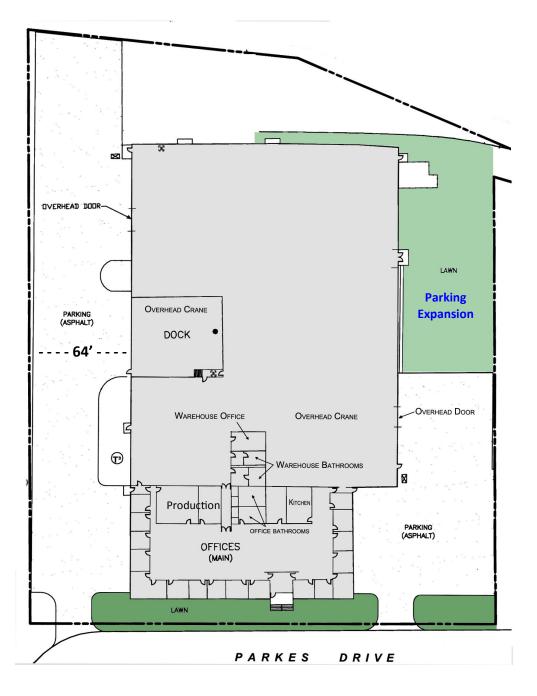
970 N. Oaklawn Avenue, Suite 100 | Elmhurst, IL 60126 | Tel: 630-782-9520 | Fax: 630-782-9531 | www.darwinrealty.com

Submitted subject to error, change in status, or withdrawal without notice. Officers of the firm have an ownership interest in this property.



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