

AVAILABLE

1285 101ST STREET

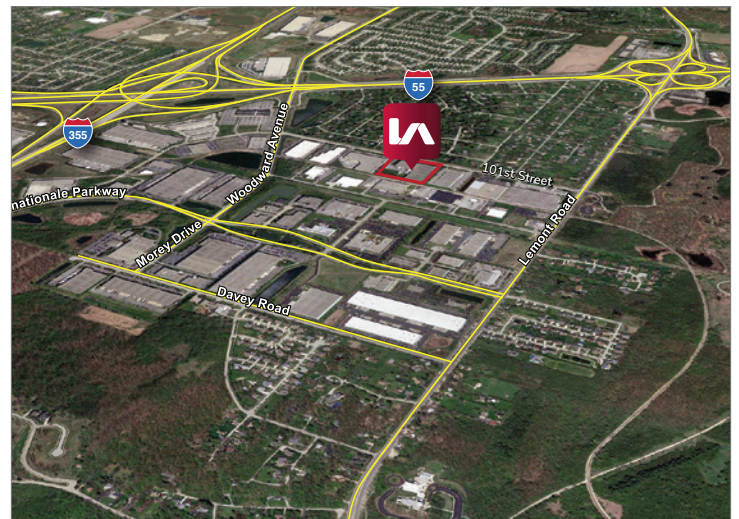
Woodridge, IL - DuPage County

IMMEDIATE OCCUPANCY



**BUILDING SPECIFICATIONS:**

<b>BUILDING SIZE:</b>	154,000 SF
<b>OFFICE:</b>	+/-4,000 SF
<b>BAY SIZE:</b>	40' x 34' (+/-101,000 SF) 50' x 50' (+/-53,000 SF)
<b>CLEAR HEIGHT:</b>	24' (+/- 101,000 SF) 34' (+/-53,000 SF)
<b>LOADING:</b>	> 14 exterior dock doors > 1 drive-in door (12' x 14')
<b>CONSTRUCTION:</b>	Precast
<b>SPRINKLER:</b>	Wet
<b>PARKING:</b>	+/-108 spaces
<b>TRAILER PARKING:</b>	+/-10 stalls
<b>POWER:</b>	1600A @ 480V, 3-phase
<b>TAXES:</b>	\$0.65 PSF (2017 payable 2018)
<b>C.A.M.:</b>	\$0.40 PSF (includes management and insurance)
<b>LEASE RATE:</b>	\$3.95 PSF Net



**COMMENTS:**

- > T5 Lights with Motion Sensors
- > Food Grade Finishes
- > Immediate Access to I-55 / I-355
- > Recent office renovations

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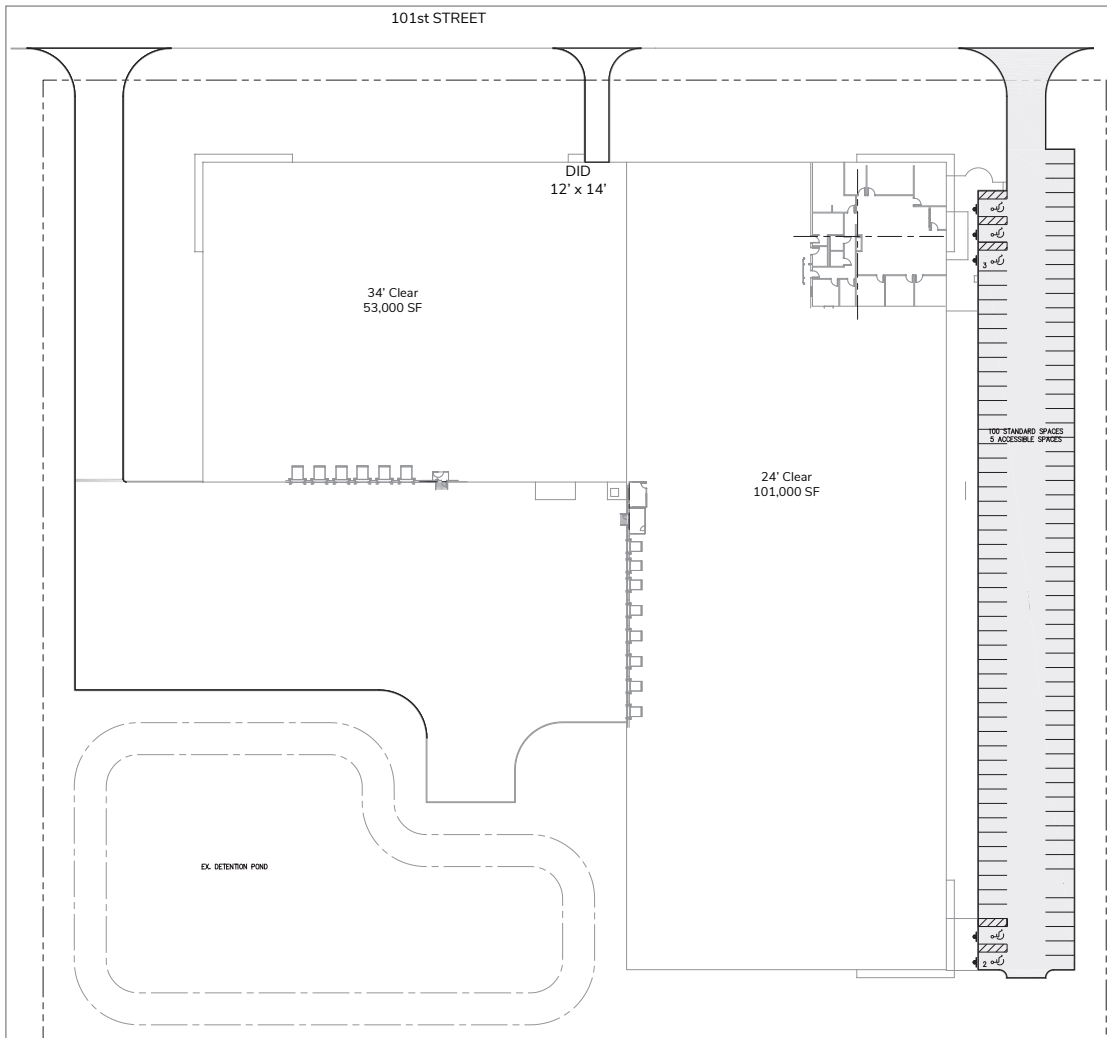
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