

945 N. Edgewood Avenue  
Wood Dale, IL

2,757 – 7,818 SF FOR LEASE



## PROPERTY FEATURES

- High Image Industrial/Flex
- Convenient Access to I-290, I-355 and the Elgin-O'Hare Expressway
- Units Offer Private Loading Docks
- Ample Parking / Truck Parking Available
- Professionally Owned and Managed

### Contact:

Mike Deserto  
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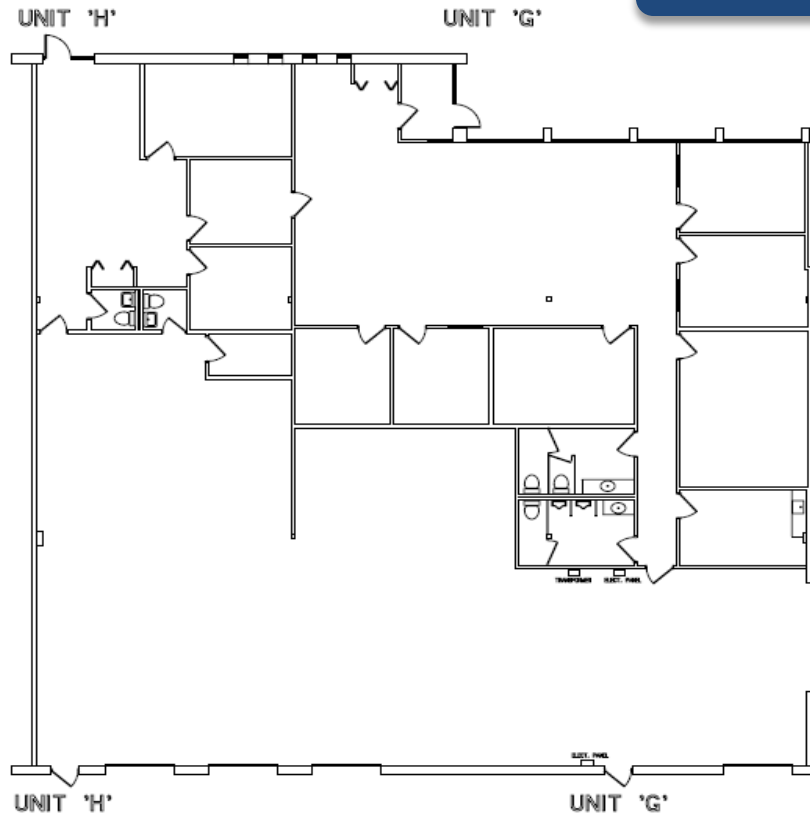
[www.entrecommercial.com](http://www.entrecommercial.com) | 847-310-4295

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC

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## SPECIFICATIONS

BUILDING SIZE: 46,672 SF

AVAILABLE: Unit G – 5,061 SF (Available 8/1/2020)  
Unit H – 2,757 SF (Available 8/1/2020)

OFFICE: +/- 3,000 SF

LOADING: 4 Private Docks

POWER: 200 Amps 480 Volt 3 phase

CEILING HEIGHT: 16' Clear

SPRINKLER: Yes

RE TAXES: \$1.71 (paid 2019)

**LEASE RATE: \$9.00 PSF Modified Gross**

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