

# 1501 - 1505 Frontenac Road

## Naperville, Illinois

AVAILABLE

BUILDING WITH LARGE  
FENCED OUTSIDE AREA



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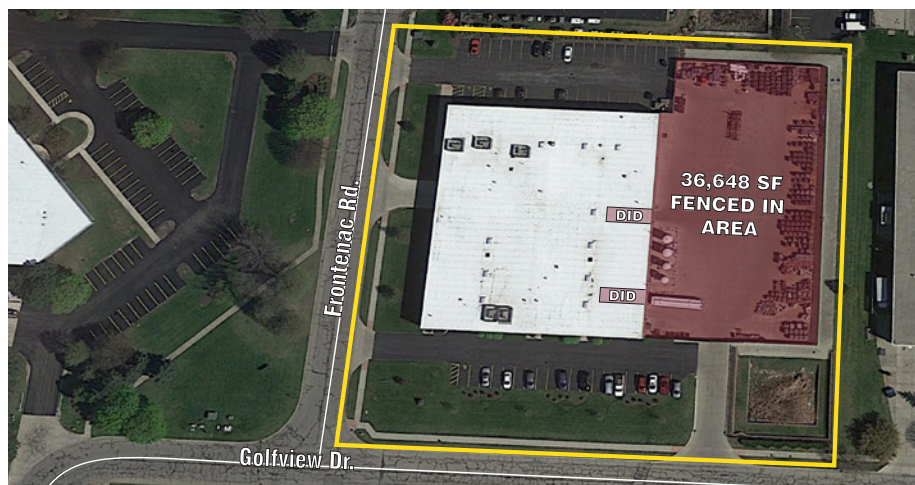
## BUILDING SPECIFICATIONS:

<b>Building Size:</b>	36,360 SF
<b>Site Size:</b>	3.14 Acres
<b>Office Area:</b>	7,792 SF
<b>Showroom/Will Call Area:</b>	2,560 SF
<b>Clearance:</b>	19' Clear
<b>Loading:</b>	Two (2) Interior Docks Six (6) Drive-in Doors
<b>Automobile Parking:</b>	55 stalls (expandable)
<b>Taxes:</b>	\$1.37 PSF (2015 payable 2016)
<b>Lease Rate:</b>	\$7.95 PSF Net

## COMMENTS:

- 36,648 SF of Fenced Area
- Fully Concrete Paved Area
- 8' Security Fence
- Double 12' wide sliding gates
- 2 Drive in Doors Assessable to Fenced Area
- New Roof and HVAC in 2007

Unit	1501	1505	Full Building
<b>Size:</b>	+/- 23,140 SF	+/- 13,572 SF	+/- 36,360 SF
<b>Office Area:</b>	+/- 3,045 SF	+/- 4,620 SF	+/- 7,792 SF
<b>Loading:</b>	1 dock 4 drive-in doors	1 dock 2 drive-in doors	2 docks 6 drive-in doors
<b>Fenced Yard Area:</b>	36,648 SF or partial	36,648 SF or partial	36,648 SF

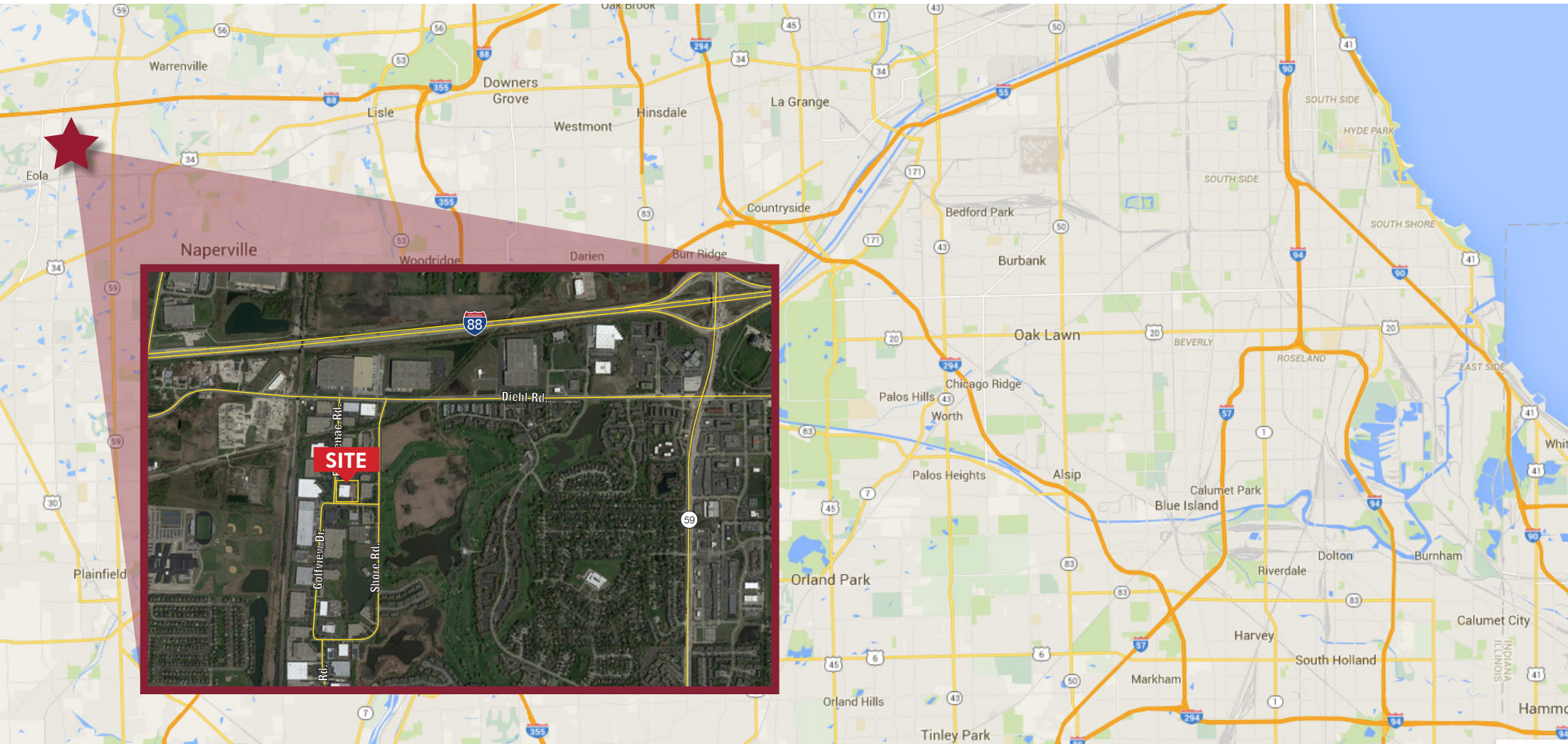




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