

AVAILABLE FOR LEASE / SALE

311 SHORE DRIVE

BURR RIDGE, IL 60527

GREAT OWNER USER OPPORTUNITY | FULLY AIR CONDITIONED



BUILDING SPECIFICATIONS:

BUILDING SIZE:	± 40,650 SF on 2.58 acres
OFFICE:	± 15,000 SF of Office Space ± 25,000 SF Production/Lab Space ± 3,000 SF Clean Room in Production Area
COLUMN:	47' x 29'
CLEAR HEIGHT:	14' - 16' clear
LOADING:	› 2 exterior covered dock doors › 1 drive-in door
CONSTRUCTION:	Masonry
SPRINKLER:	Class IV
PARKING:	95 spaces
POWER:	1600 Amps @ 208 Volt 2500 Amps @ 480 Volts
RE TAXES:	\$0.98 PSF (2016)
C.A.M.:	Self maintained single tenant
LEASE RATE:	Subject to Offer
SALE PRICE:	Subject to Offer



HIGHLIGHTS:

- › Heavy infrastructure
- › Fully air conditioned
- › Heavy power
- › Abundant parking
- › Hotel quality bathrooms and kitchen
- › Well maintained
- › Easy access to interstates
- › High image Burr Ridge location
- › Low DuPage County Taxes

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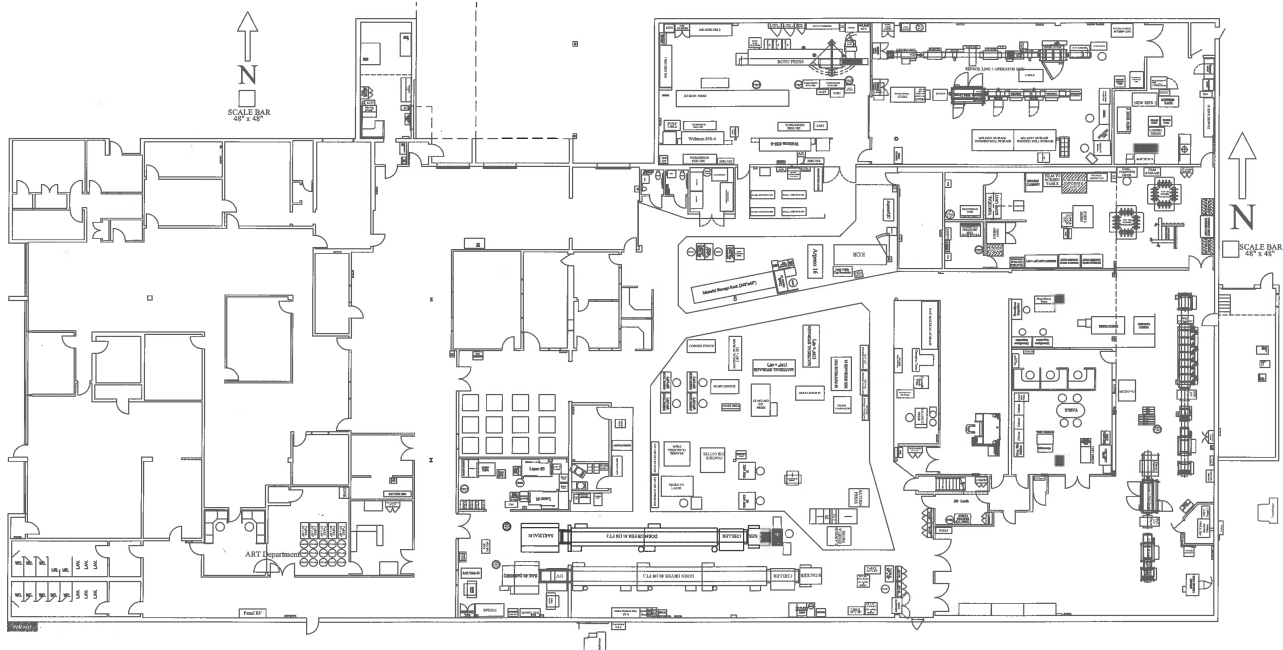
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