

AVAILABLE

1215 101ST STREET

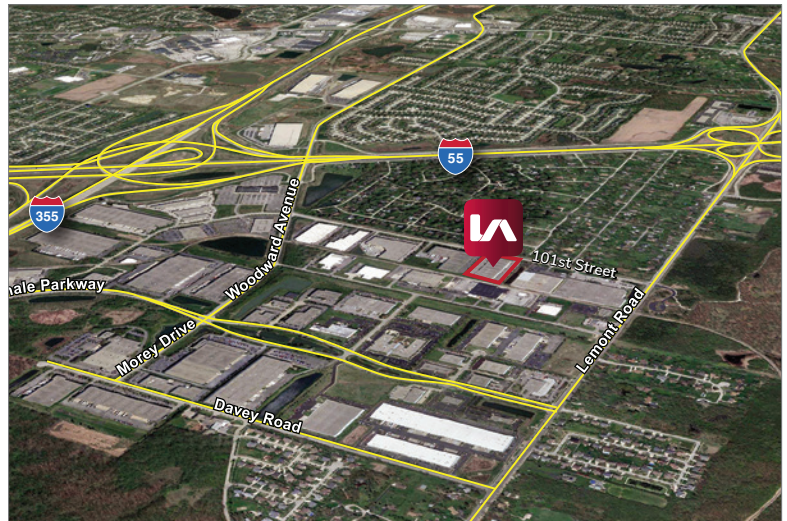
Woodridge, IL - DuPage County

IMMEDIATE OCCUPANCY



BUILDING SPECIFICATIONS:

BUILDING SIZE:	100,800 SF
OFFICE:	+/-5,000 SF including shipping office
BAY SIZE:	40' x 36'
CLEAR HEIGHT:	24'
LOADING:	› 9 interior dock doors › 3 drive-in doors (12' x 14')
CONSTRUCTION:	Precast
SPRINKLER:	Wet
PARKING:	+/-100 spaces
TRAILER PARKING:	5 stalls
POWER:	800A @ 480V, 3-phase
TAXES:	\$0.67 PSF (2017 payable 2018)
C.A.M.:	\$0.40 PSF (includes management and insurance)
LEASE RATE:	\$4.25 PSF Net



COMMENTS:

- › T5 Lights with Motion Sensors
- › Painted Warehouse Walls
- › Immediate Access to I-55 / I-355
- › Recent renovations including new roof and paving

Jeffrey A. Galante
Principal
galante@lee-associates.com
D 773.355.3007

Jeffrey J. Janda, SIOR
Principal
jjanda@lee-associates.com
D 773.355.3015

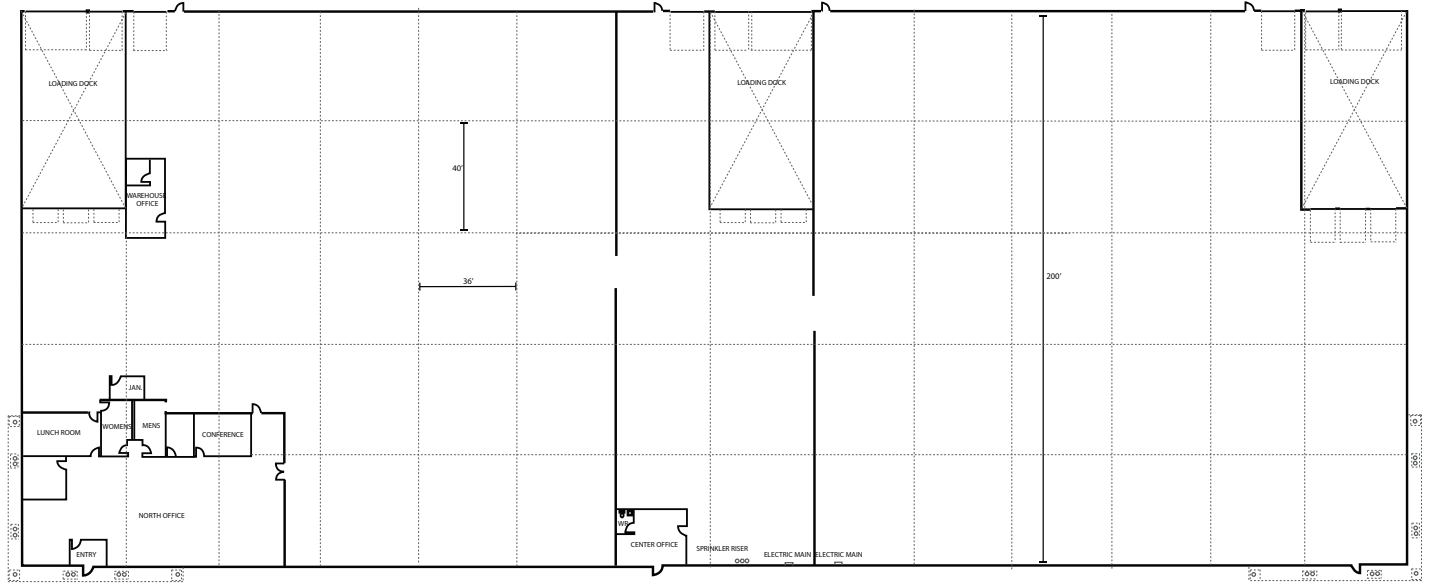
Ryan J. Earley
Vice President
rearley@lee-associates.com
D 773.355.3020

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