

350 S. CHURCH STREET

ADDISON, ILLINOIS – DUPAGE COUNTY
87,219 SF AVAILABLE



www.350church.com

SITEX
GROUP 

 **LEE &
ASSOCIATES**[®]
COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION:

JAY C. FARNAM
Vice President
(773) 355-3029 direct
jfarnam@lee-associates.com

JEFFREY J. JANDA, SIOR
Principal
(773) 355-3015 direct
jjanda@lee-associates.com



PRICE REDUCED!



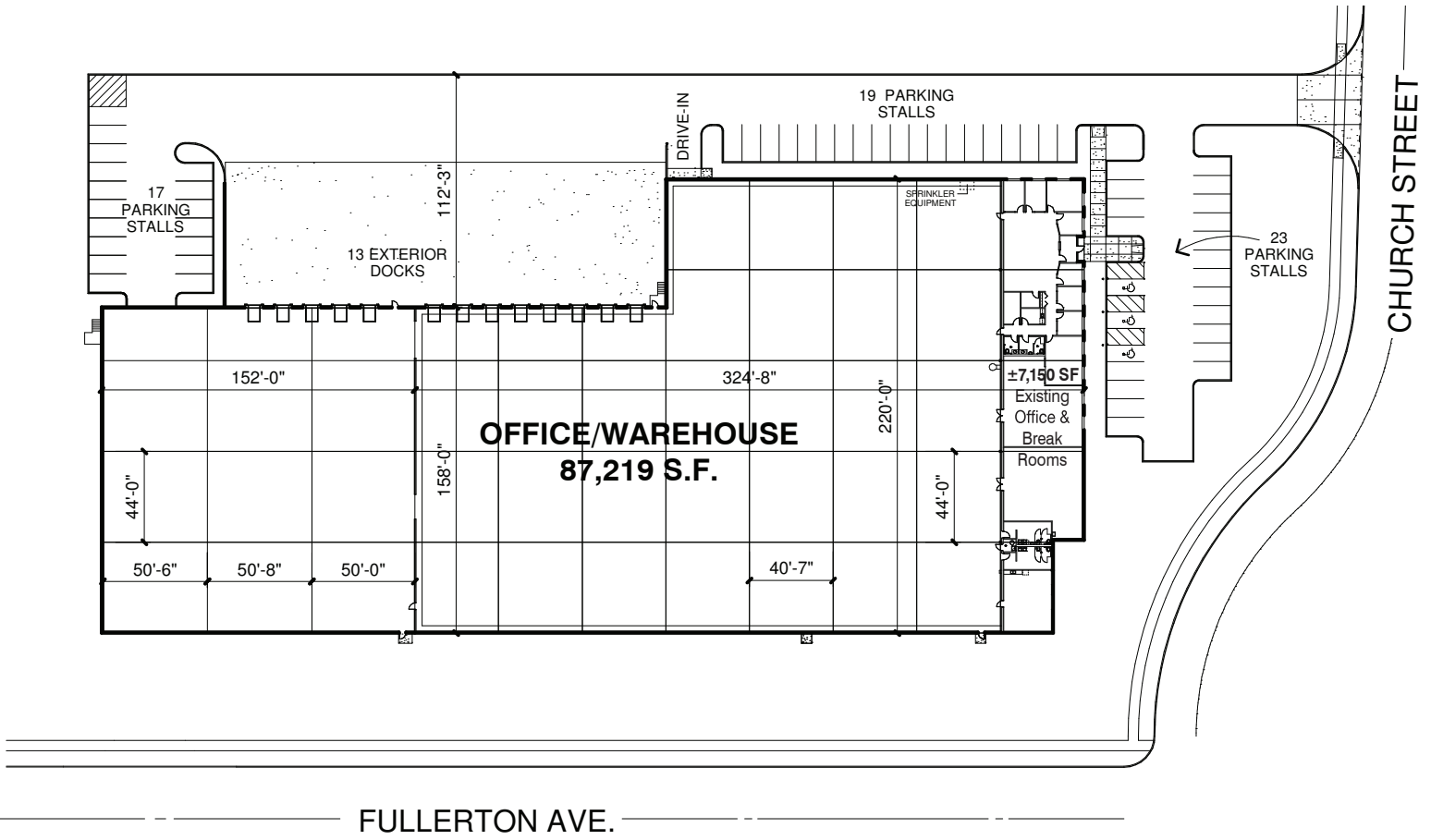
BUILDING SPECIFICATIONS:

Building Size:	87,219 SF
Office:	±4,000 SF
Ceiling Height:	24' clear
Typical Bay Size:	40'7" x 44'
Loading:	<ul style="list-style-type: none">› 13 exterior docks› 1 drive-in door (12' x 16' grade level)
Construction:	Precast
Year Built:	1996
Sprinkler Type:	Class IV
Lighting:	T-5 high efficiency lighting
Parking:	±65 cars (expandable)
Power:	2 separate electrical services: <ul style="list-style-type: none">› 2,000 amps / 3-phase› 1,200 amps / 3-phase
Real Estate Taxes:	\$1.33 PSF (2017)
2017 Operating Expenses:	CAM: \$0.40 PSF Insurance: \$0.08 PSF
Lease Rate:	\$5.95 PSF NNN \$5.65 PSF NNN
Sale Price:	Subject to Offer
Comments:	<ul style="list-style-type: none">› State-of-the-art, modern facility with recent upgrades & renovations› Ventilation system throughout the warehouse

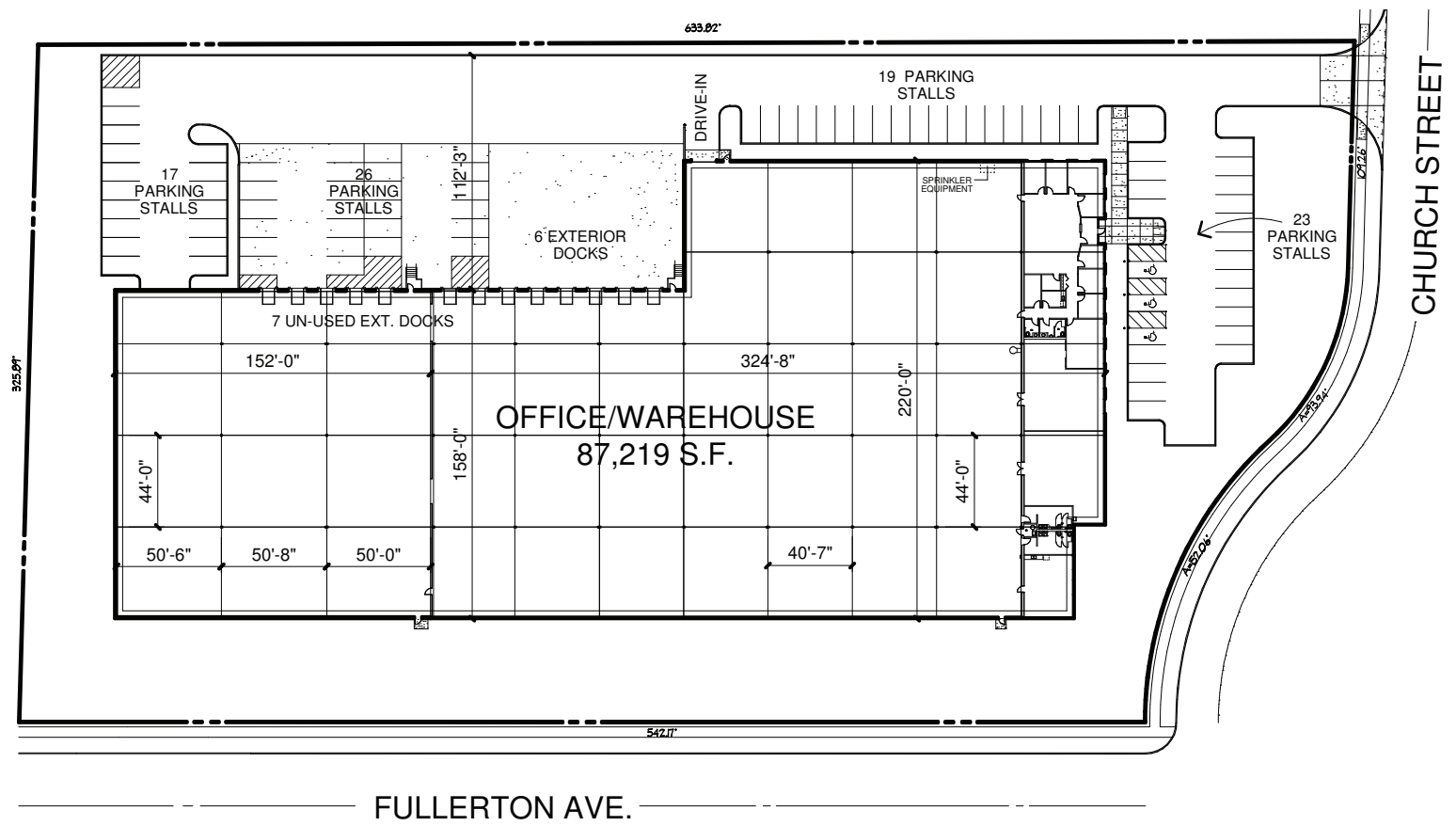
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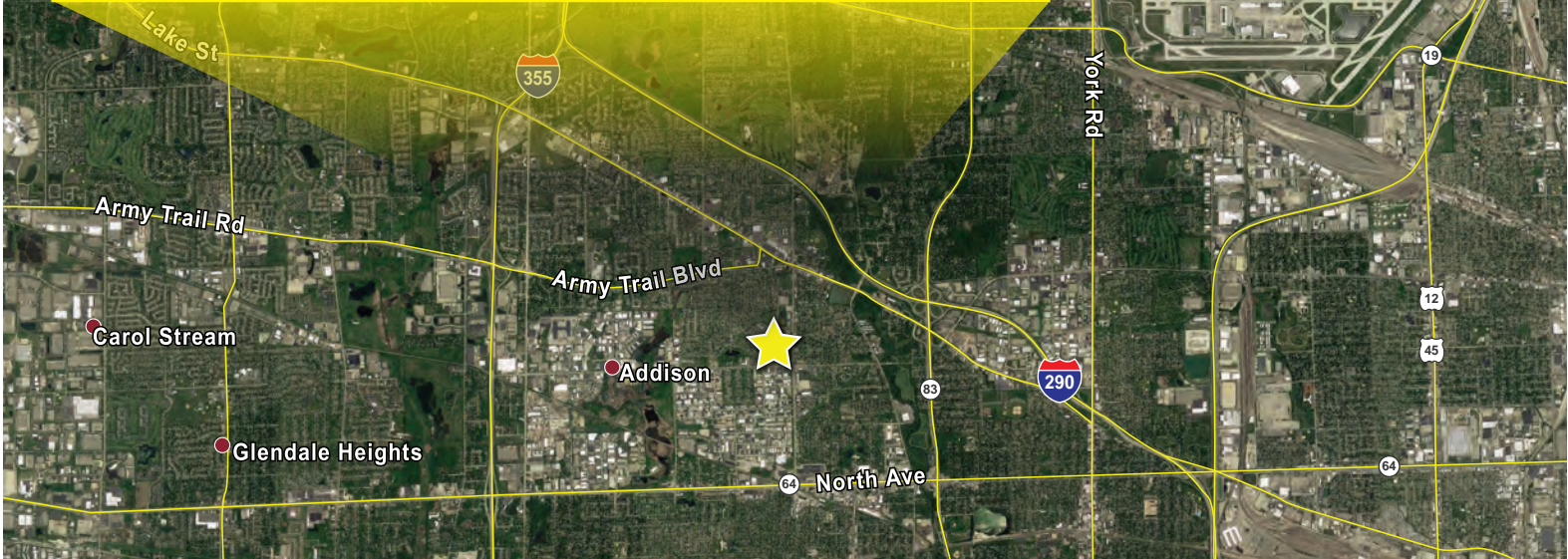


EXPANDED PARKING PLAN



THE LOCATION

- + Centrally located with easy access to numerous major roadways
- + 3 miles to I-355 at Army Trail Road
- + 3 miles to I-290 at Busse / Rt 83
- + 6 miles to Elgin-O'Hare Expressway / I-390
- + 15 miles to O'Hare International Airport
- + 27 miles to Midway Airport
- + 25 miles to downtown Chicago



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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