



BUILDING SPECIFICATIONS:

Building Size:	95,515 SF
Total Office:	8,641 SF
Site Area:	3.91 Acres
Loading:	<ul style="list-style-type: none">> Four (4) Exterior Truck Docks> Eight (8) Interior Truck Docks> Two (2) Drive-in Doors
Sprinklered:	Wet System
Clear Height:	21'6"
Total Parking:	76 Cars
Bay Size:	32' x 40'
Lighting:	Metal Halide and Florescent
Power:	1,200 Amps @ 480 V, 3-Phase



AVAILABLE UNIT INFORMATION:

Available Space:	16,599 SF (Unit 17045)
Available Office:	1,000 SF
Loading:	<ul style="list-style-type: none">> Two (2) Interior Truck Docks> One (1) Drive-in Door
Unit Parking:	42 Cars
Power:	200 Amps @ 480 V, 3-Phase
Asking Lease Rate:	\$5.25 PSF Gross (includes current taxes, insurance & CAM)



FACILITY HIGHLIGHTS

- + Precast Concrete
- + Light Industrial Zoning ("LI")
- + Less than 1-mile from the CN Intermodal
- + 6" Floor
- + Professionally Managed
- + Newly Renovated
- + Immediate access to the I-80/Halsted full interchange and excellent access to the I-80/I-294 and I-80/I-294 interchanges.

