

FOR LEASE

DEKALB INDUSTRIAL (FORMER 3M BUILDING)
2600 WIRSING PARKWAY
DEKALB, IL 60115



UNDER NEW OWNERSHIP

PROPERTY FEATURES:

- Heavy manufacturing industrial building under new ownership and motivated to make a deal
- 34' clear ceiling height
- T-5 lights with motion sensors
- 37 Exterior truck docks, dock communication system, hydraulic leveler, dock seals, bumpers
- One motor operated drive-in door and additional dock used for trash compactor
- ESFR sprinklers
- 2500 amps, 480 volts, 3 phase power
- 7" concrete slab floors
- 89 secured trailer stalls



FOR MORE INFORMATION PLEASE CONTACT:

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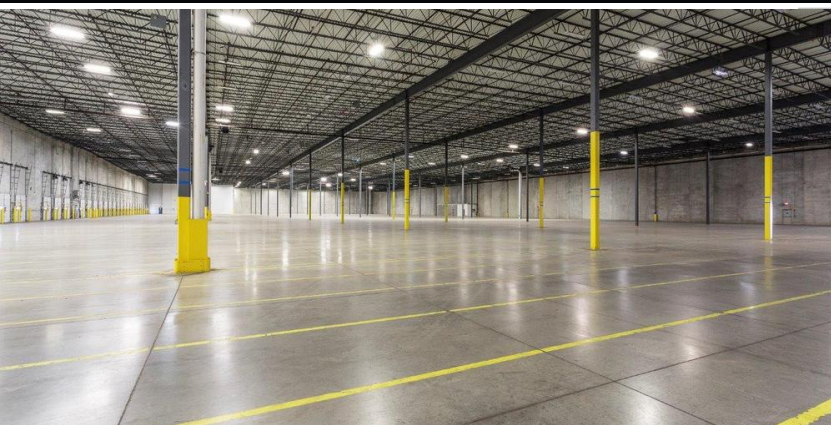
312.728.1700

eCODE 367

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SUBMARKET: CENTRAL KANE/DUPAGE,
W SUBURBAN INDUSTRIAL

COUNTY: DEKALB

CROSS STREETS: PEACE ROAD & WIRSING
PARKWAY

SITE DETAILS

LAND SIZE: 15.65 ACRES

PARCEL NUMBER: 09-07-300-022

ZONING: H-I, HEAVY INDUSTRIAL

PARKING DETAILS

SURFACE PARKING: 112 SPACES

PARKING RATIO: 0.59

TRAILER PARKING: 89 SECURED STALLS

PRICING & AVAILABILITY

LEASE RATE: \$3.50 SF

LEASE TYPE: NNN

AVAILABLE SF: ± 202,340 SF

AVAILABILITY: IMMEDIATE

BUILDING INFORMATION

TYPE: INDUSTRIAL

YEAR BUILT: N/A

CONSTRUCTION TYPE: PRECAST & STEEL

FLOORS: 7" CONCRETE SLAB

BUILDING DIMENSIONS: ± 670' X 302'

BUILDING SIZE: ± 202,340 SF

CLEAR HEIGHT: 34'

LIGHTING: T-5 LIGHTS WITH MOTION
SENSORS

POWER/ELECTRIC: 2500 AMPS, 480 VOLTS,
3-PHASE

SPRINKLERS: ESFR

UTILITIES: ALL

GRADE-LEVEL DOORS: 1 - 12' X 14' MOTOR
OPERATED, DRIVE IN

DOCKS/TRUCKWELLS: 37 - 9' X 10' WITH DOCK;
1 - 9' X 10' FOR TRASH
COMPACTOR

TYPICAL BAY SIZE: 58' X 48'

STAGING BAY SIZE: 60' 5" X 48'

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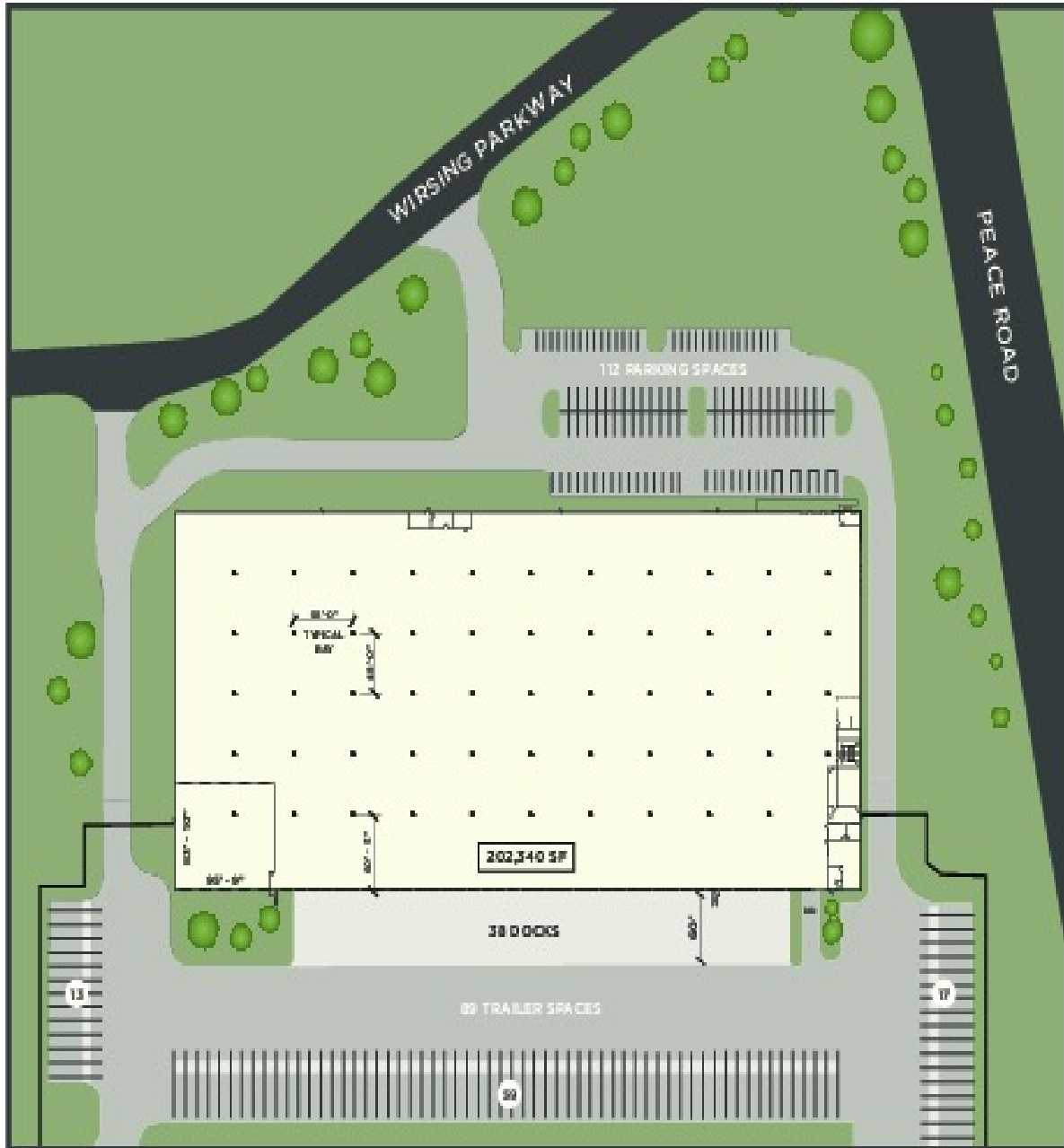
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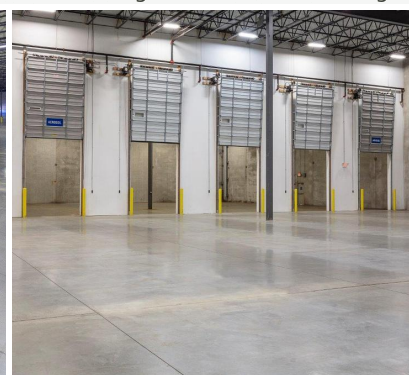
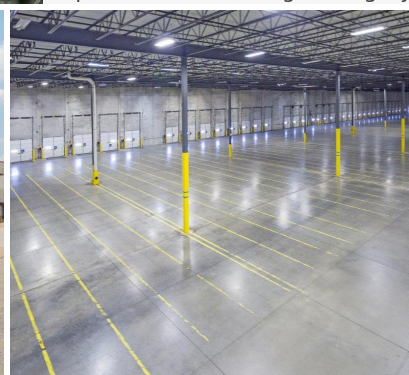
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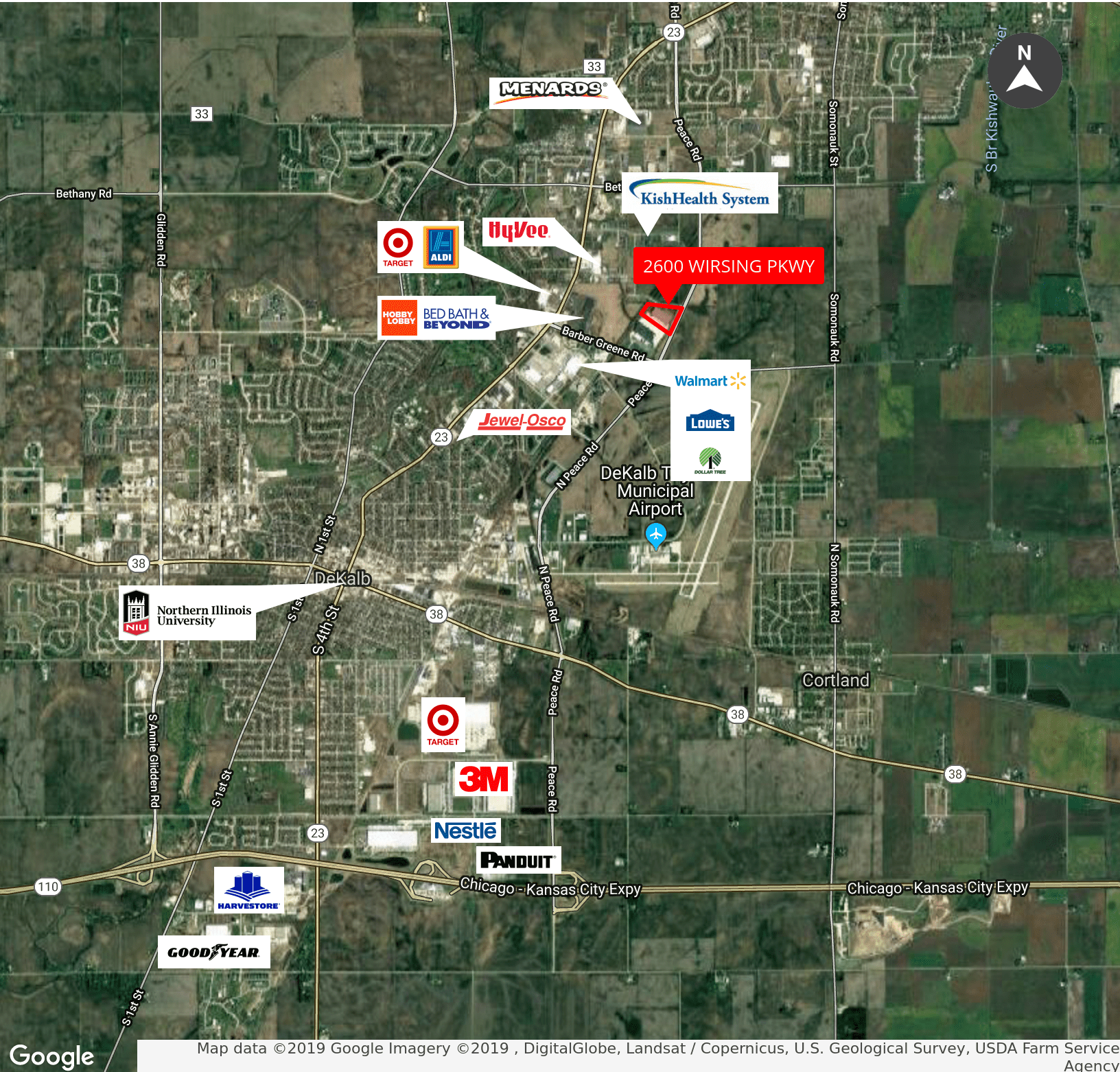
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