

31 PRESIDENTIAL DRIVE

Roselle, Illinois – DuPage County



79,541 SF (DIVISIBLE)

Flexible Industrial Space Available for Sale or Lease



9450 W. BRYN MAWR AVENUE, SUITE 550
ROSEMONT, ILLINOIS 60018
MAIN | (773) 355-3000
WWW.LEE-ASSOCIATES.COM

FOR MORE INFORMATION:

JEFFREY A. GALANTE
Principal
(773) 355-3007 direct
jgalante@lee-associates.com

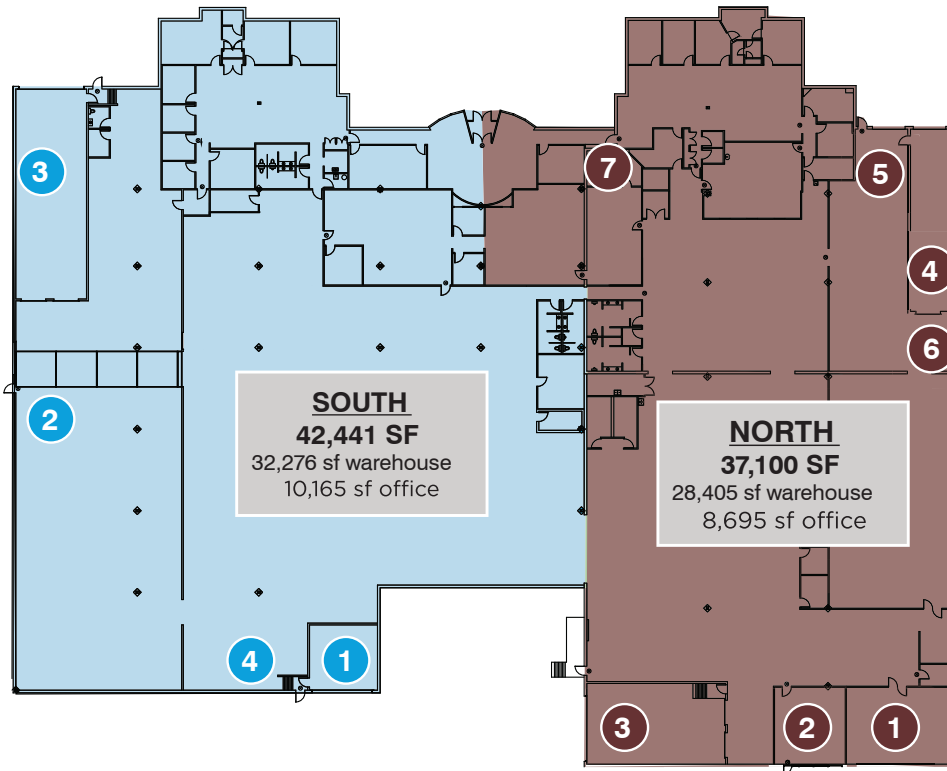
JEFFREY J. JANDA, SIOR
Principal
(773) 355-3015 direct
jjanda@lee-associates.com



BUILDING SPECIFICATIONS:

Building Size:	79,541 SF (Divisible to 37,100 SF North / 42,441 SF South)
Office:	±18,860 SF (can be reduced to ±6,620 SF) (8,695 SF North / 10,165 SF South)
Site Size:	4.08 Acres
Clear Height:	18'
Docks	› 5 interior truck docks (Expandable by 9 exterior docks) › 3 drive-in doors
Parking:	120 spaces (+100 Available with building expansion)
Power:	1,600 amps / 208 Volts / 3-phase (North) 1,600 amps / 480 Volts / 3-phase (South)
Real Estate Taxes:	\$108,636.98 / \$1.37 PSF (Building) \$6,806.24 (Expansion Parking) (2015 payable in 2016)
Lease Rate:	\$5.95 PSF NNN (Full Building User)
Sale Price:	\$5,965,575 / \$75.00 PSF (Building) \$450,000 (Parking / Expansion Site)
Comments:	› Excellent Flex / Production Facility › Heavy Power › Office Furniture & Phone System can remain in place › 100% A/C





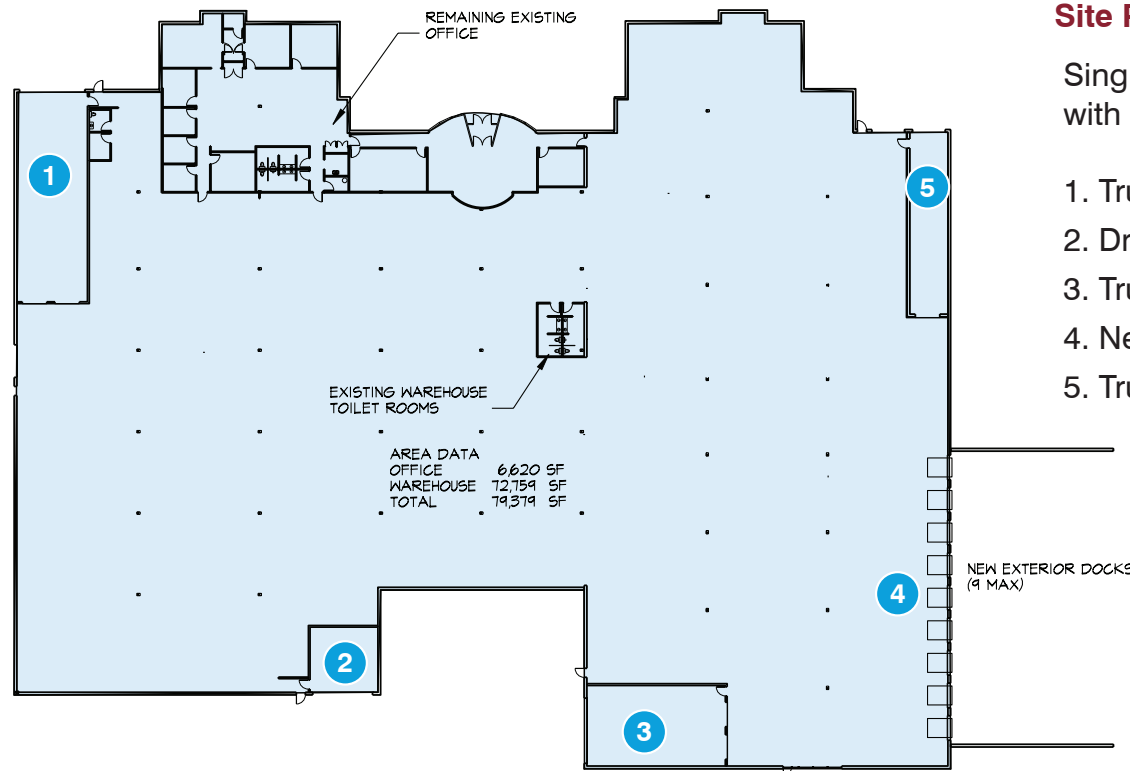
Site Plan A

NORTH

1. Warehouse conference room
2. Warehouse break room
3. Truck docks (2)
4. Truck dock
5. Drive-in door
6. Electrical panel
7. Server / IT Room

SOUTH

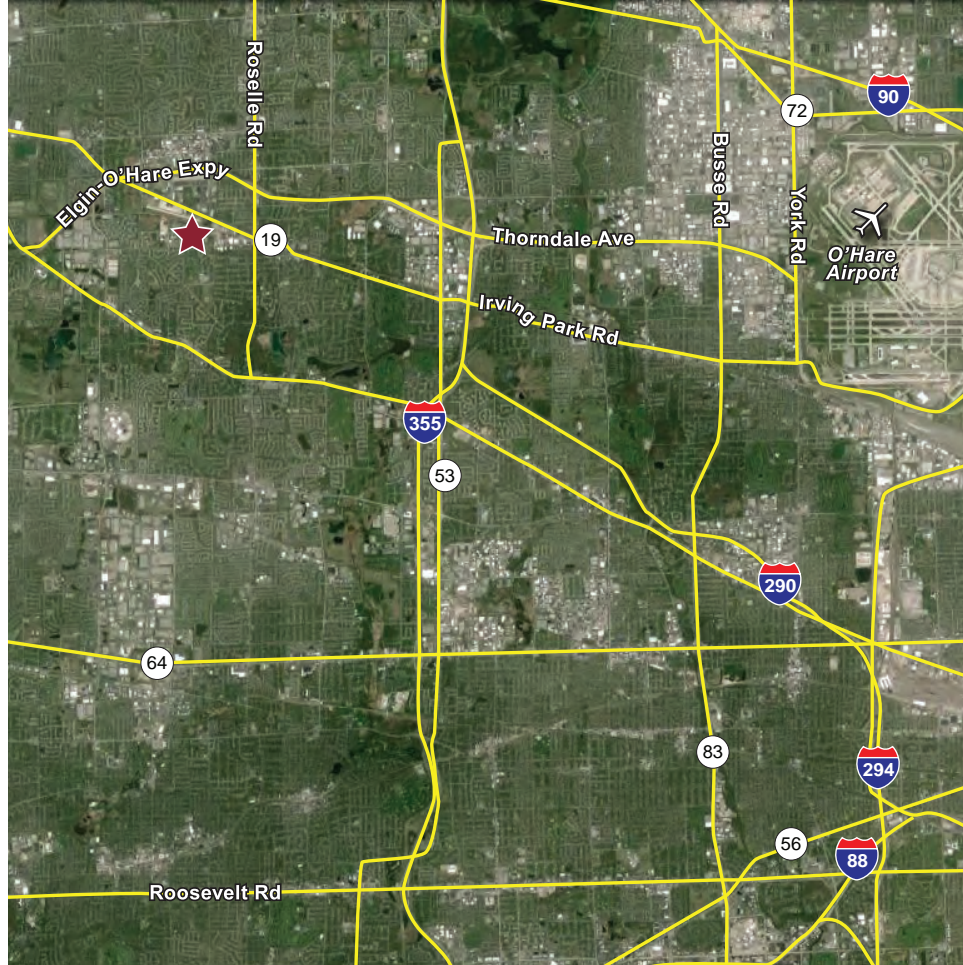
1. Drive-in door
2. Drive-in door
3. Truck docks (2)
4. Electrical panel



Site Plan B

Single Tenant Conceptual Plan
with Reduction in Office Size

1. Truck docks (2)
2. Drive-in door
3. Truck docks (2)
4. New truck docks (9 max)
5. Truck dock



LOCATION HIGHLIGHTS

- + .8 miles to Main Street shops & restaurants
- + 16 miles to O'Hare Airport
- + 30 miles to Chicago Loop
- + 1.6 miles to Roselle Metra train station
- + 2.2 miles to Schaumburg Airport

