



# FOR LEASE 111,719 SF

## DUPAGE COUNTY

1311 MEACHAM ROAD | ITASCA, IL

### FEATURES

- Building Size: 111,719 SF
- Site Size: 4.46 acres
- Office: 7,697 SF - expandable
- Clear Height: 21'
- Loading: 8 exterior docks, 2 interior docks, 1 drive-in door
- Parking: 80 spaces - expandable
- New Roof
- Power: 600 amps @ 480 volts
- Lease Rate: STO
- Free standing facility
- Immediate access to I-390 (Elgin O'Hare expressway) with excellent highway visibility
- 1.1 mile to I-290 interchange
- Taxes: \$1.07
- CAM: \$0.53 (includes management)
- Insurance: \$0.12

Contact us:

**THOMAS RODENO**

+1 847 698 8231

thomas.rodeno@colliers.com

**MATTHEW STAUBER, SIOR**

+1 847 698 8236

matthew.stauber@colliers.com

**PATRICK TURNER**

+1 847 698 8277

patrick.turner@colliers.com



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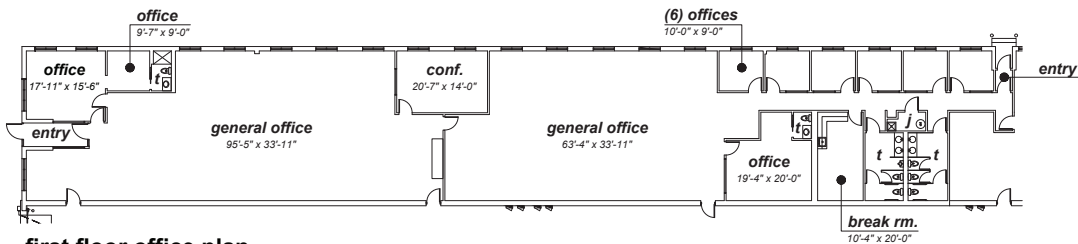
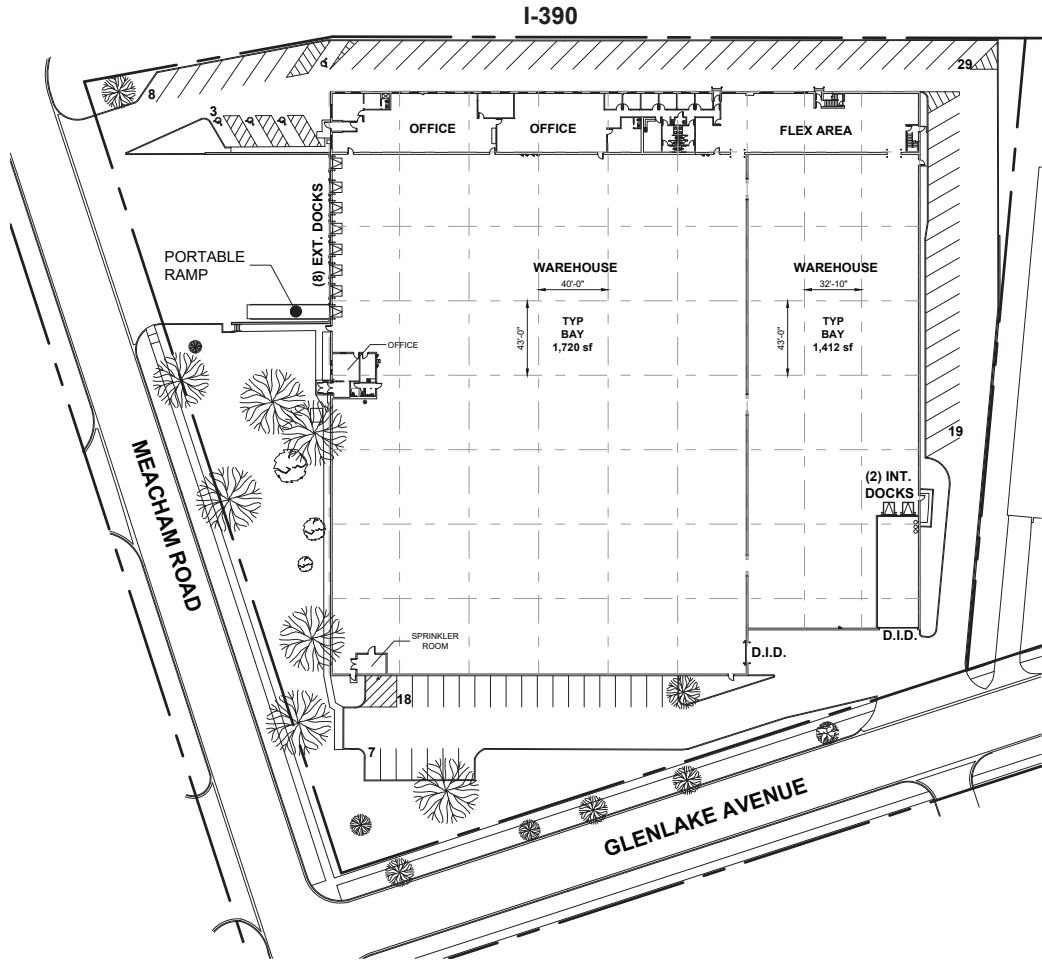
6250 N. River Rd. | Suite 11-100

Rosemont, IL 60018

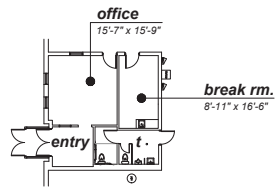
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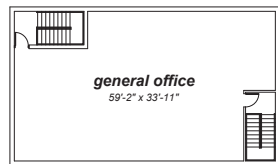
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**first floor office plan**  
7,697 s.f.



**warehouse office plan**  
682 s.f.



**second floor mezzanine plan**  
2,207 s.f.

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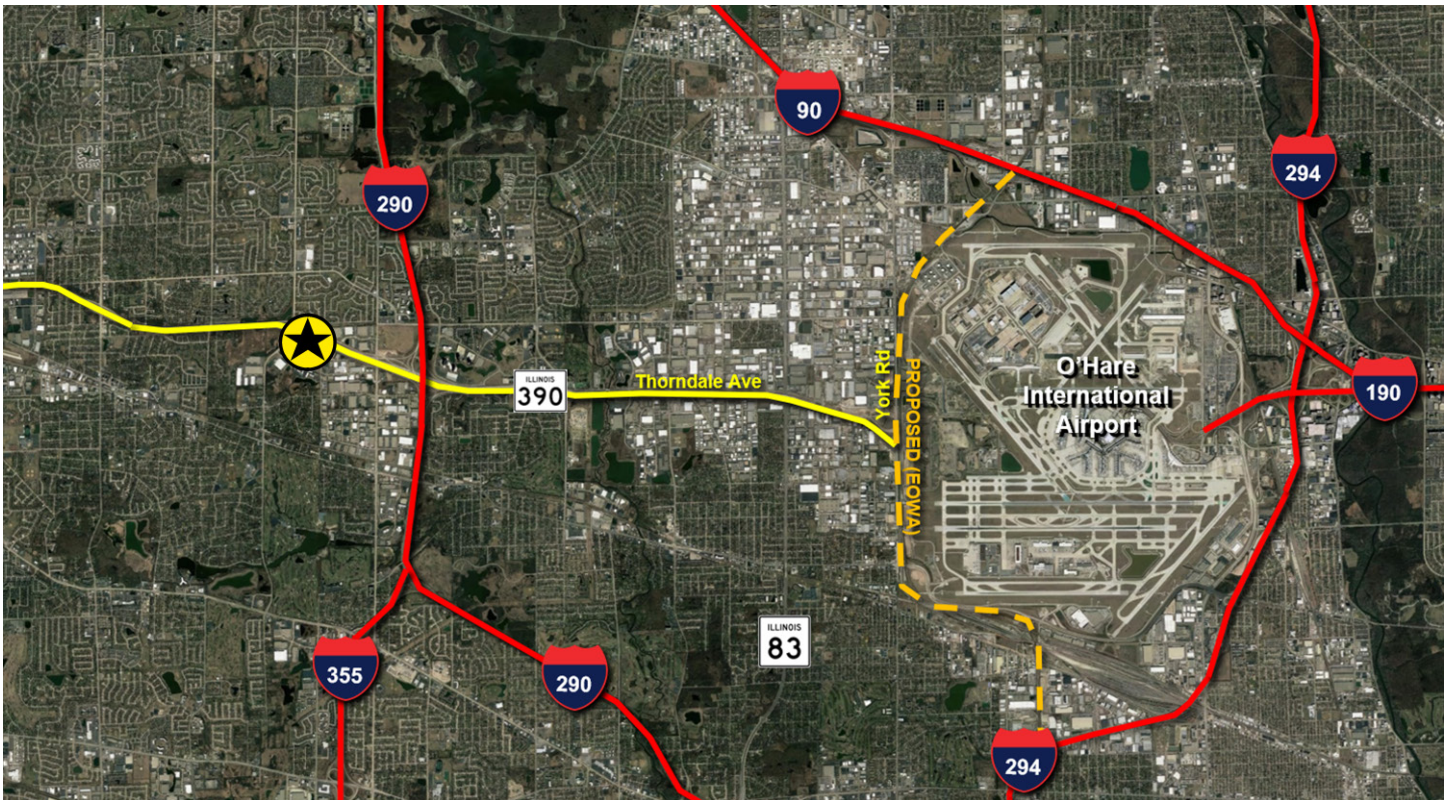
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