

AVAILABLE FOR LEASE  
55 N. GARDEN AVENUE  
ROSELLE, ILLINOIS 60172



**BUILDING SPECIFICATIONS:**

<b>BUILDING SIZE:</b>	28,000 SF (25,264 SF Footprint)
<b>AVAILABLE – UNIT 55</b>	
First Floor Office:	3,100 SF (Can Be Reduced)
Second Floor Office:	2,900 SF
Warehouse	1,200 SF
<b>SITE SIZE:</b>	1.76 Acres
<b>CLEAR HEIGHT:</b>	14'
<b>LOADING:</b>	1 Drive-in Doors
<b>BUILT:</b>	1990
<b>PARKING:</b>	27 Spaces
<b>POWER:</b>	200 Amps @ 208 Volts, 3-Phase / Unit
<b>LEASE RATE:</b>	Subject to Offer
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>› Close Proximity to the new I-390</li><li>› Low DuPage Property Taxes</li><li>› 2.1 Miles from Roselle Metra Station</li></ul>

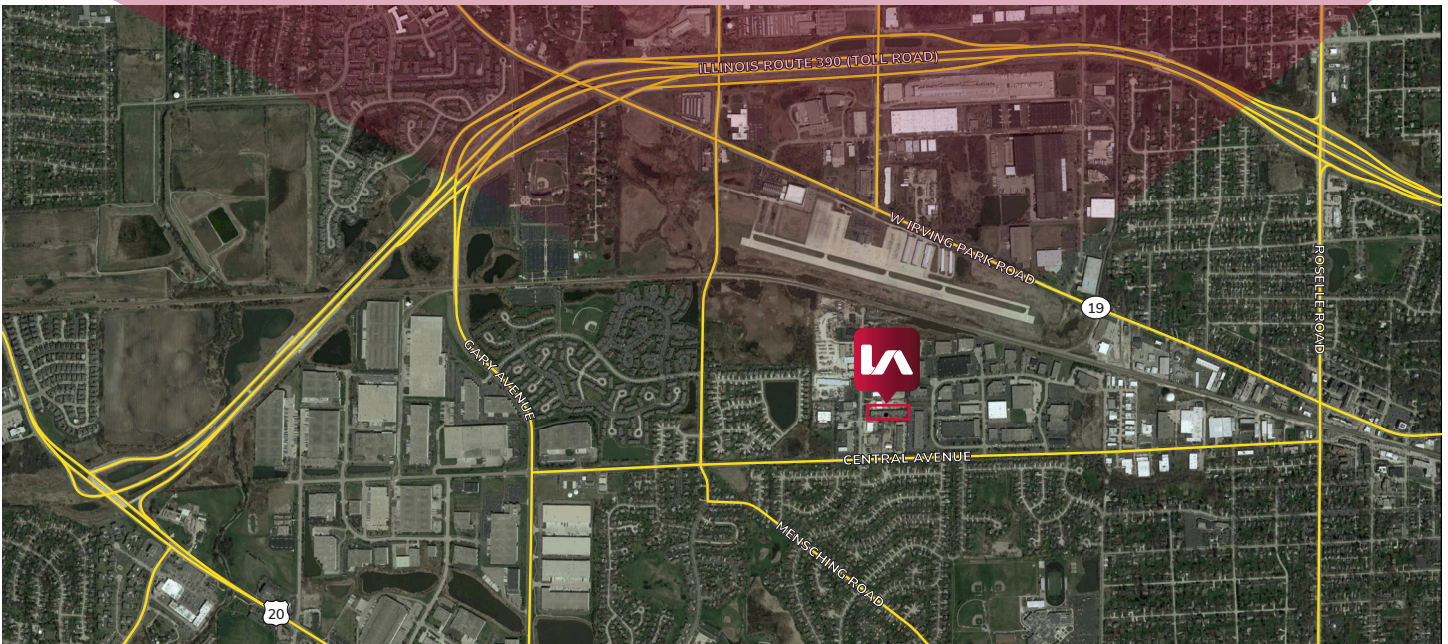
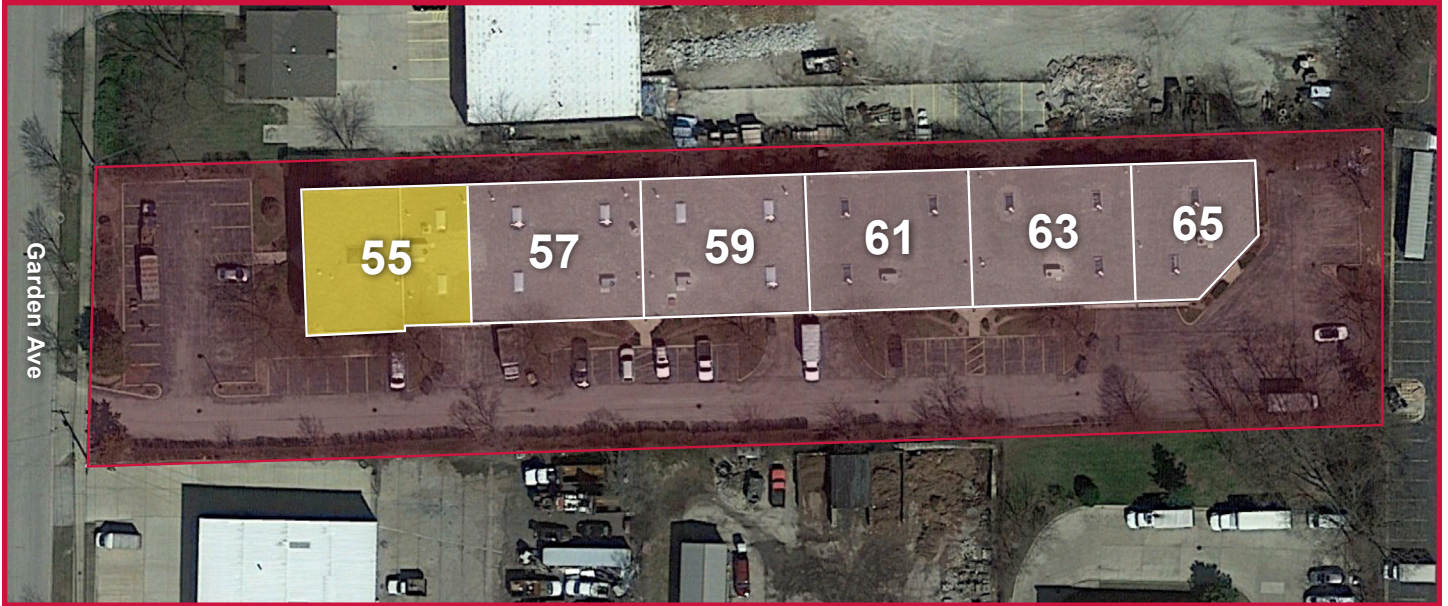


**Rick Anesi**  
Vice President  
ranesi@lee-associates.com  
D 773.355.3043

**Brad Simousek**  
Associate  
bsimousek@lee-associates.com  
D 773.355.3016

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR LEASE  
55 N. GARDEN AVENUE  
ROSELLE, ILLINOIS 60172



**Rick Anesi**  
Vice President  
ranesi@lee-associates.com  
D 773.355.3043

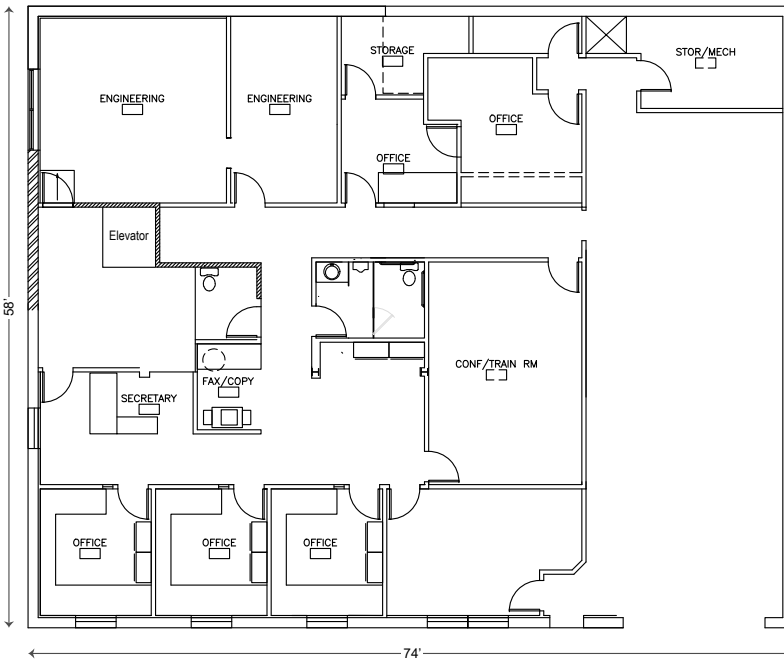
**Brad Simousek**  
Associate  
bsimousek@lee-associates.com  
D 773.355.3016

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

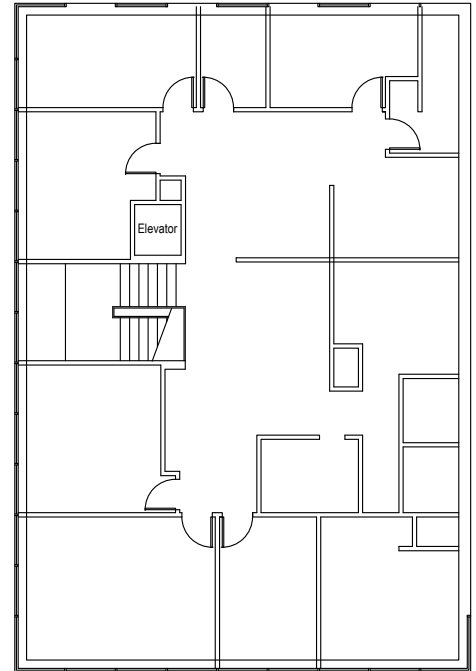
AVAILABLE FOR LEASE  
55 N. GARDEN AVENUE  
ROSELLE, ILLINOIS 60172

## UNIT 55

First Floor



Second Floor



**Rick Anesi**  
Vice President  
ranesi@lee-associates.com  
D 773.355.3043

**Brad Simousek**  
Associate  
bsimousek@lee-associates.com  
D 773.355.3016

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.