



±31,816 SF INDUSTRIAL SPACE

FOR LEASE

170 ALEXANDRA WAY | CAROL STREAM, IL 60188

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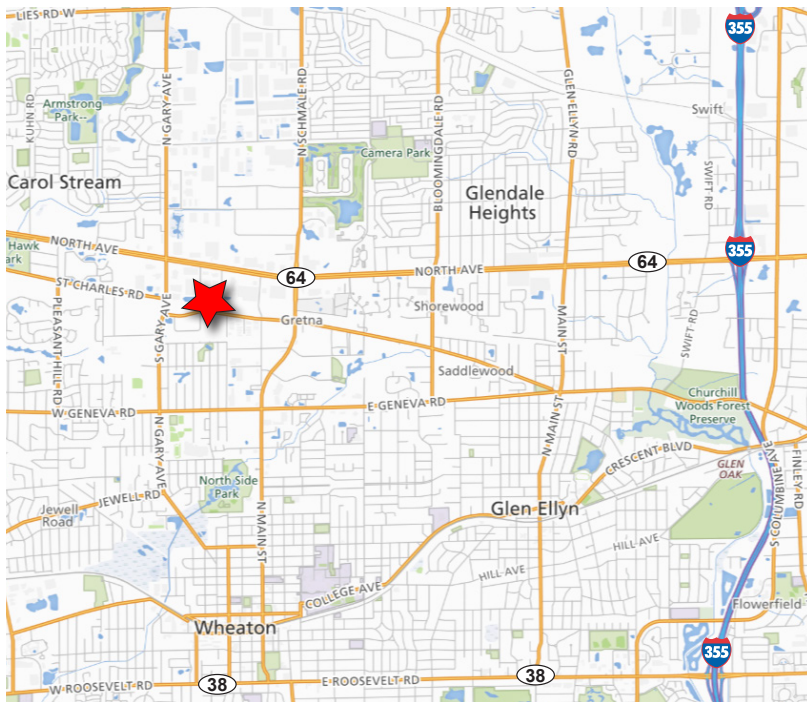
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SPECIFICATIONS

- Building Size: ±38,616 SF
- Available Size: ±31,816 SF
- Land Area: ±2.5 AC
- Office Area: ±4,500 SF
- Ceiling Height: ±24'
- Loading: 1 Int Dock / 1 Covered Ext Dock / 2 DID
- Bay Size: 32' x 40'
- Power: 400 Amps
- Parking: 38 Cars
- Year Built: 1995
- Heating: Gas Forced Units
- Sprinklered: Fully
- Real Estate Taxes: \$1.39 PSF (2017)
- Lease Rate: \$5.50 PSF Net



HIGHLIGHTS

- High-image facility right off of North Avenue
- Unique showroom / bullpen
- Large land site
- Well-maintained building
- Low DuPage County taxes
- Great access to I-355 via North Avenue

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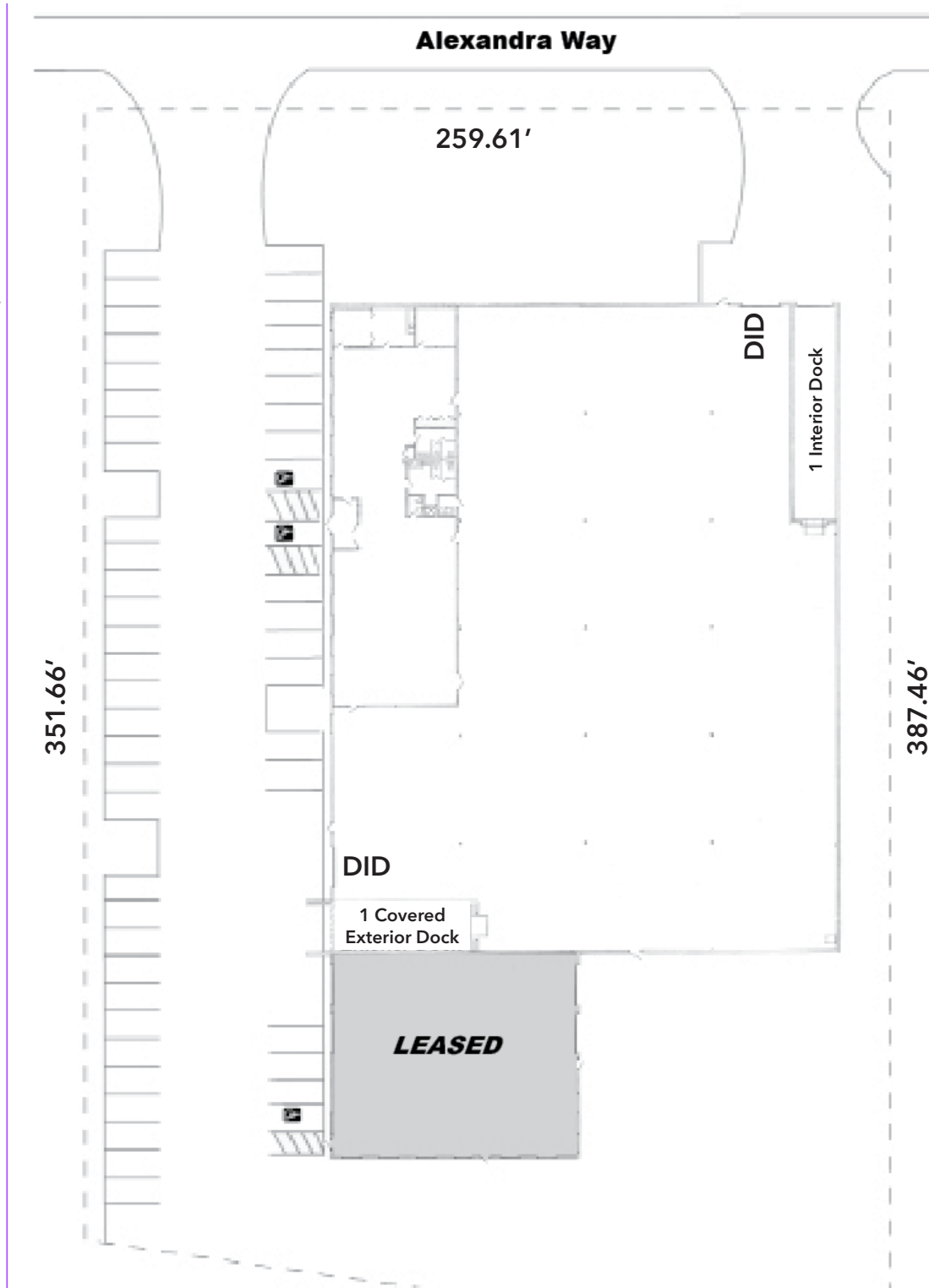
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SITE PLAN



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