

300 BAUMAN COURT

WOOD DALE, ILLINOIS - DUPAGE COUNTY

AVAILABLE
52,259 SF OFFICE SPACE

Potential Building Signage
on I-390 / Thorndale



PROPERTY DESCRIPTION:

Building Size:	104,518 SF (52,259 SF floor plate)
Site Size:	9.3 Acres
Number of Floors:	Two stories (One Elevator)
Available Space:	52,259 SF - divisible to ±15,000 SF (second story)
Parking:	10 cars per 1,000 SF (expandable)
Parcel Number:	03-04-303-009; 03-04-405-002
Zoning:	I-1
Year Built:	1987
HVAC:	(3) Rooftop package units and (3) boiler hydronic supplemental heat – new energy efficient Variable Air Volume (VAV) system installed 2015
Fire Safety:	Fully sprinklered - wet system
Construction:	Steel frame with brick exterior
Utilities:	Water - Municipal; Electric - ComEd; Gas - Nicor
Loading:	1 Drive-in door; 1 loading dock
Lease Rate:	\$16.25 PSF Modified Gross \$12.00 PSF Gross* *For a full building user
Property Taxes (Est. 2017):	\$1.40 PSF (Included in Gross Rent)
CAM, Ins & Mgmt (Est. 2017):	\$1.59 PSF (Included in Gross Rent)
Miscellaneous:	<ul style="list-style-type: none"> • Open floor plan • New Roof installed 2016. GAF Manufactured 70 mil TPO fully adhered system with a 25 "R" Value • Potential for Corporate signage on I-390 / Thorndale • Cable, T-1, Fiber Optic (comcast) and DSL connectivity available • Located in the prestigious Forest Creek Corporate Park • Abundant auto parking and potential for trailer parking!



COMMERCIAL REAL ESTATE SERVICES
9450 W. BYRN MAWR AVENUE, SUITE 550
ROSEMONT, ILLINOIS 60018
MAIN | (773) 355-3000
WWW.LEE-ASSOCIATES.COM

For more information:

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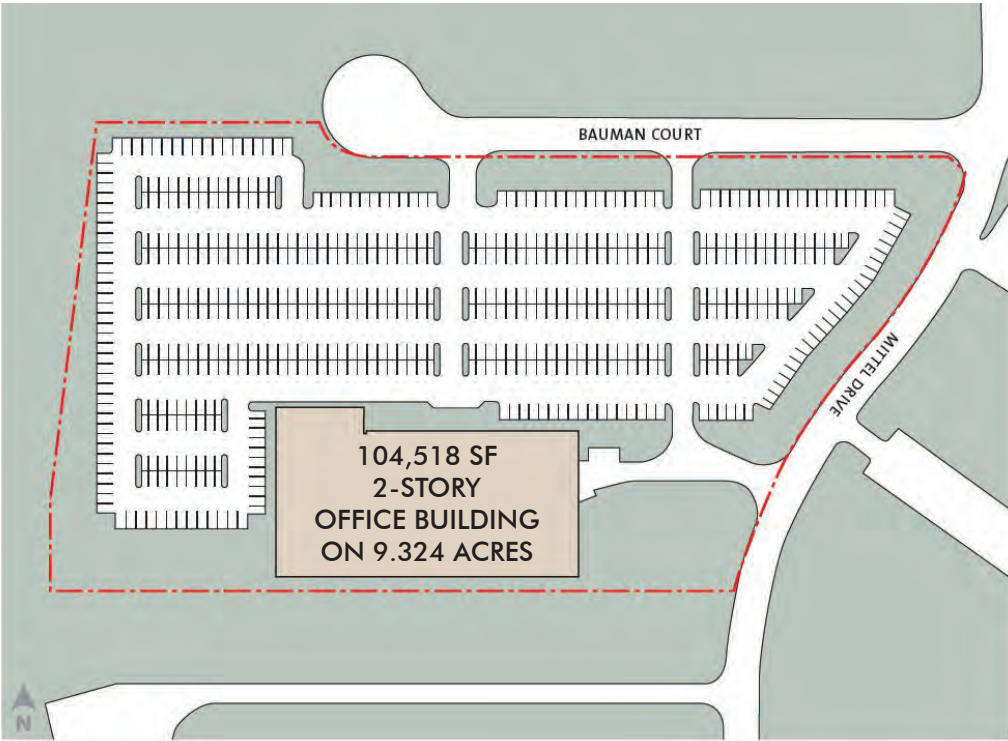
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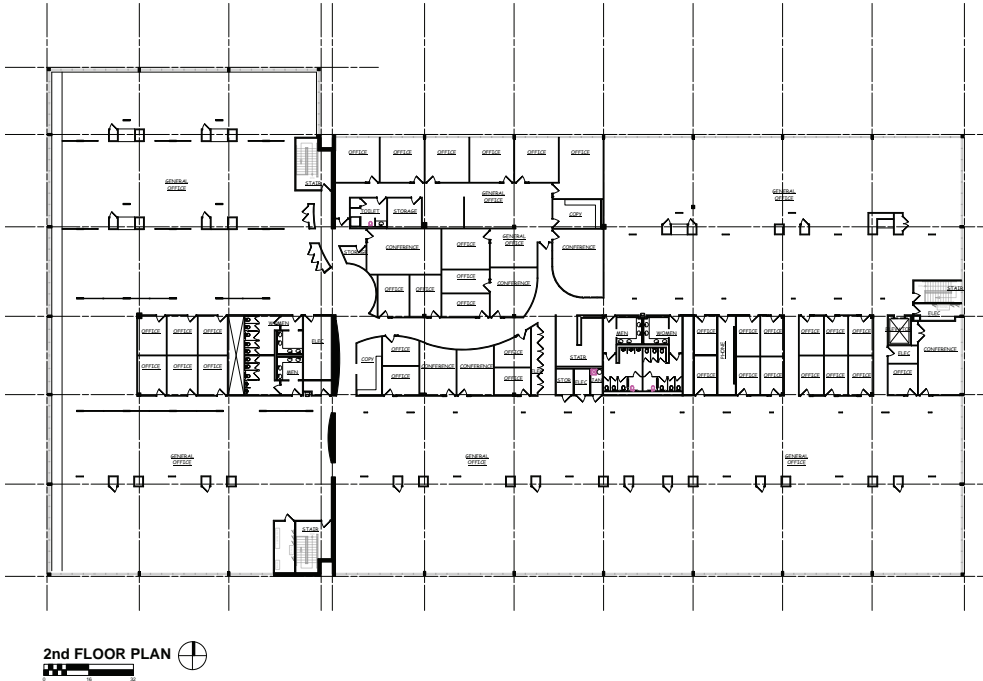
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SITE PLAN

I-390 / THORNDALE AVENUE



FLOOR PLAN - SECOND FLOOR

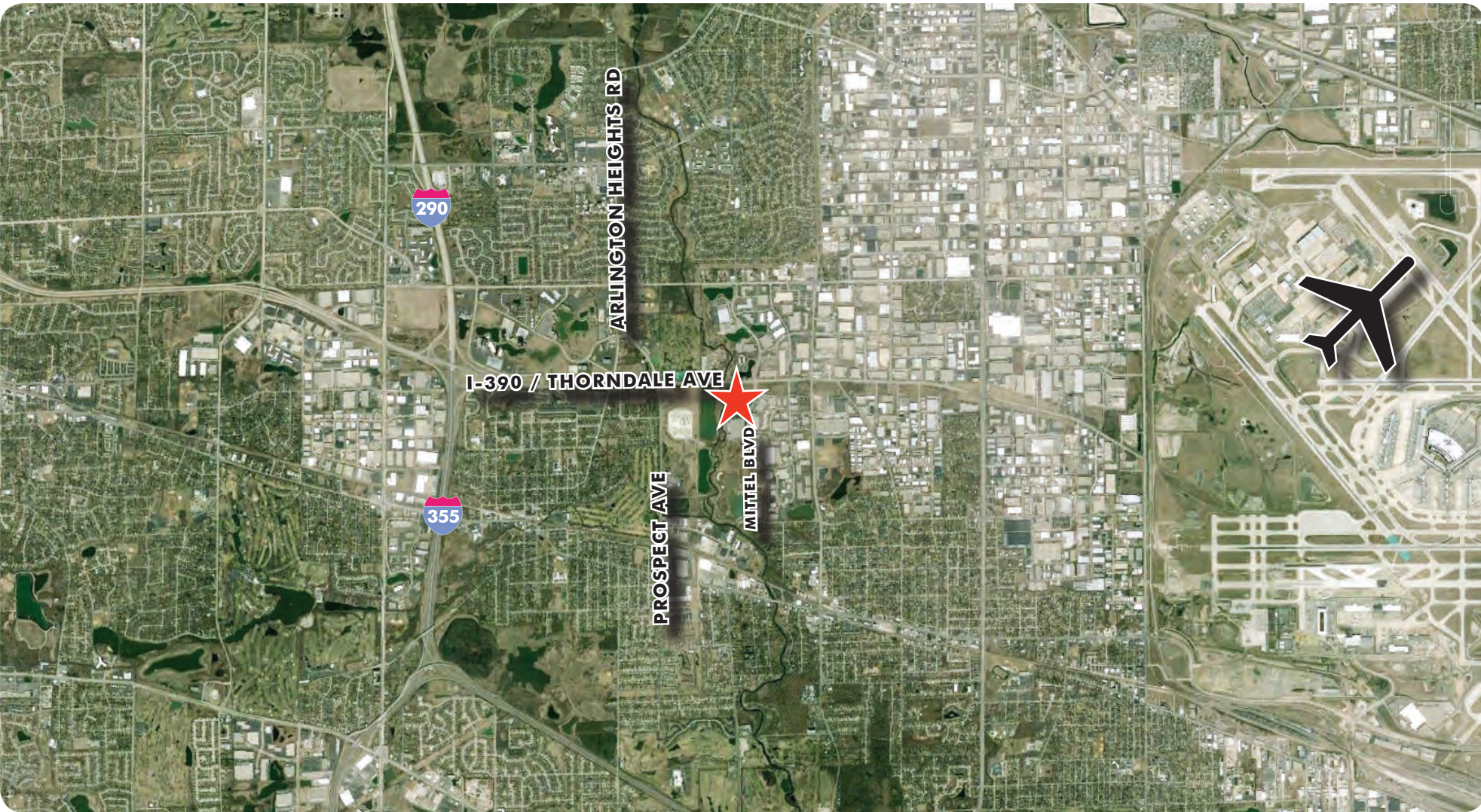


No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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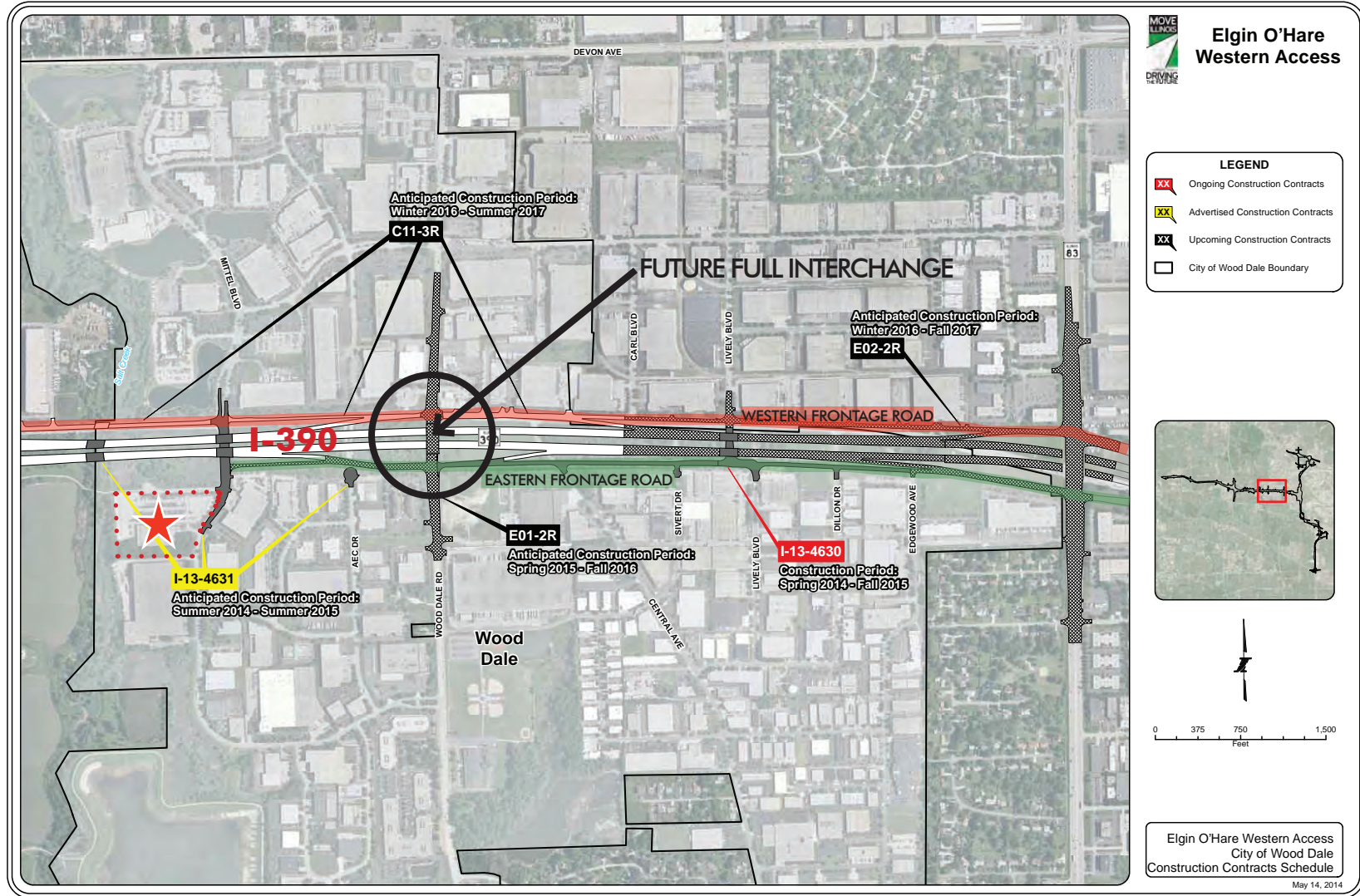
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