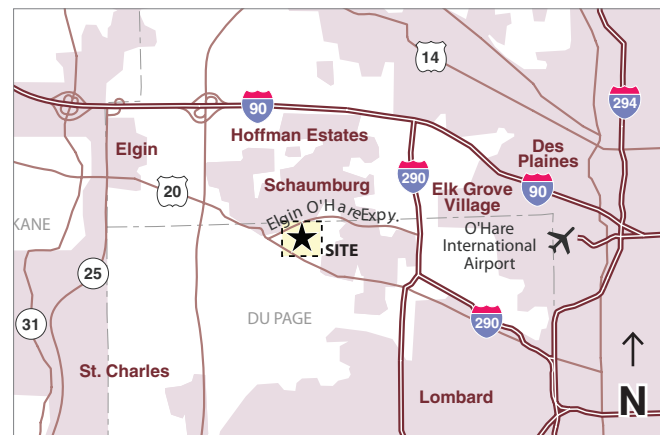




BUILDING SPECIFICATIONS:

Total Building Size:	±30,349 SF
Site Size:	±1.85 Acres (80,625 SF)
Office:	±7,086 SF
Loading:	2 Docks (1 Exterior / 1 Interior) 2 Drive-in Doors
Clear Height:	18'
Bay Size:	36' x 34' (Typical)
Power:	1200 amps / 480 volts
Parking:	63 car parking
R.E. Taxes:	\$1.66 PSF (2015 Payable 2016)
Lease Rate:	\$5.95 PSF Net
Sale Price:	STO
Year Built:	1992 original 1994 addition
Features:	<ul style="list-style-type: none">• Fully air conditioned facility• Located in Roselle Commerce Center• Less than 2 miles to Elgin-O'Hare Expressway• Well distributed power• Extensive Building Renovations Underway



534 CONGRESS CIRCLE NORTH ROSELLE, ILLINOIS - DUPAGE COUNTY

AVAILABLE

index

site plan MK1.0
office plan MK1.1

site/ building information

site area (±1.85 acres) ± 80,625 sf

building area:

office 7,086 sf

warehouse 23,263 sf

total 30,349 sf

exterior docks 1 dock

interior docks 1 dock

drive-in doors 2 doors

parking information

standard spaces 65 spaces

accessible spaces 3 spaces

total spaces 68 spaces

0 10 30
scale: 1" = 30'-0"

PREPARED BY:
designhaus
architects

