

**\$10.95/SF NNN**  
**FENCED OUTSIDE STORAGE**



## Industrial Space

### Property Details

Building Size	64,340 SF
Land Site	4.51 Acres
Office Size	7,000 SF (2-story)
Clear Height	16' -24'
Docks	2 interior
Drive-in doors	1 DID
Car parking	137 surface car spaces
Power	2,500a/480v
Zoning	M1
Sprinklers	Wet
Real Estate Taxes:	\$2.05/SF (6B tax incentive in place)
Lease Rate	\$10.95/SF NNN



Fully secured, concrete outside storage



Quick access to I-294 via 95th & Cicero Ave.



Proximity to restaurants and shopping



Access to sizable and skilled labor force

PROFESSIONALLY OWNED AND MANAGED BY



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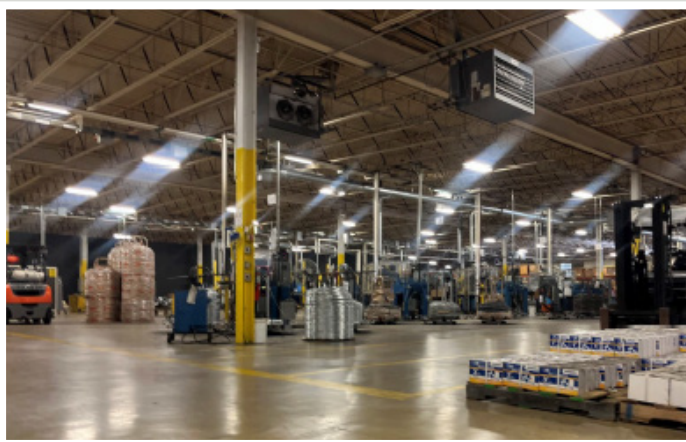
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# Building Photos

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# Aerial Photo

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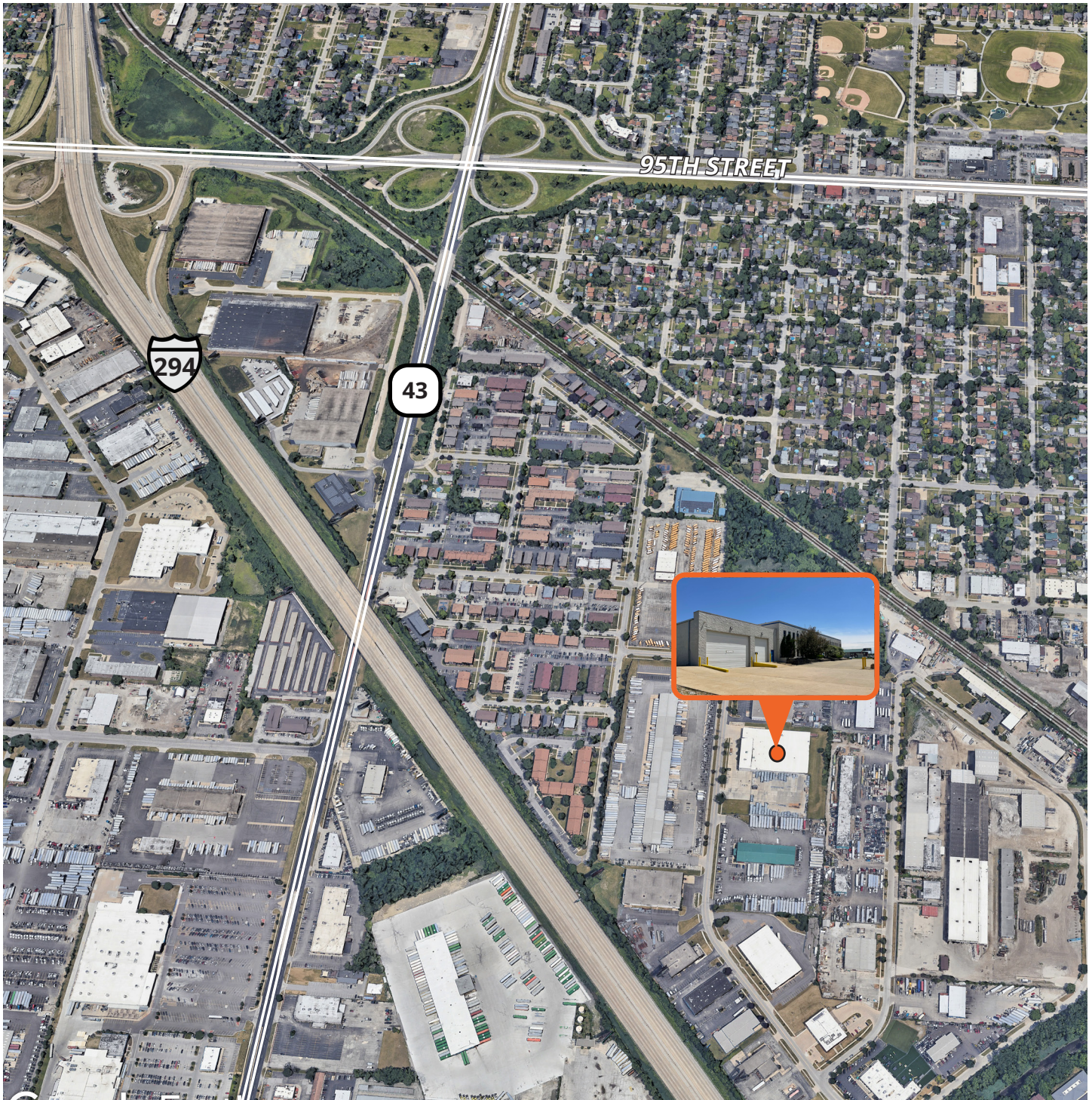
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