# **NEW CONSTRUCTION - ONLY 135,600 SF REMAINING**

DUPAGE COUNTY | BARTLETT | ILLINOIS



## For more information, please contact the exclusive representatives:

Adam Marshall, CCIM 773.957.1428 amarshall@ngkf.com Brian Carroll, CCIM 773.957.1414 bcarroll@ngkf.com Mark Deady, CCIM 773.957.1443 mdeady@ngkf.com

#### PROPERTY HIGHLIGHTS:

- Modern Manufacturing/Distribution Facility
- Located in Brewster Creek Business Park
- Estimated Delivery September 2016
- T-5 Lighting / ESFR Sprinkler System
- Lower DuPage County Property Taxes
- Close Proximity to Illinois Route 390 (Elgin O'Hare Expressway)
- Highly Skilled Labor Force
- Potential On-Site Trailer Parking
- Institutionally Owned and Managed by Ridge Development

#### **AVAILABLE SPECIFICATIONS:**

Building Size: 271,200 SF

Available Size: 135,600 SF (Divisible)

Office Space: To Suit
Ceiling Height: 32'0" Clear
Typical Bay Size: 47' x 50'

Loading: 18 Exterior Docks (Expandable)

2 Drive-In Doors

Parking: 159 Parking Spaces

Building Power: 2,500A, 277/480V, 3-phase

Lease Rate: \$4.95/SF Net

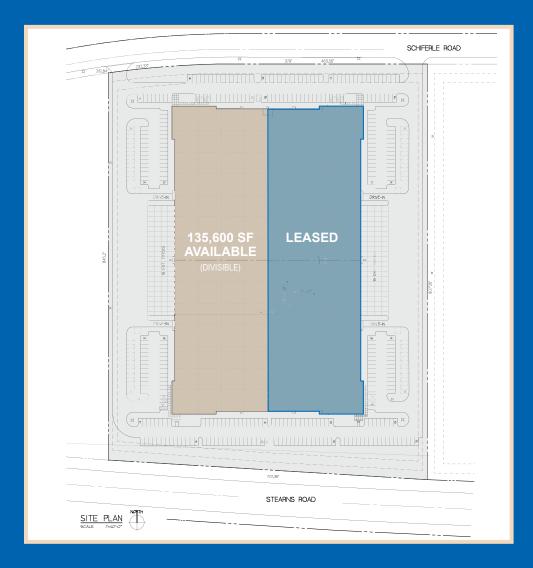
# **ESTIMATED DELIVERY - SEPTEMBER 2016**

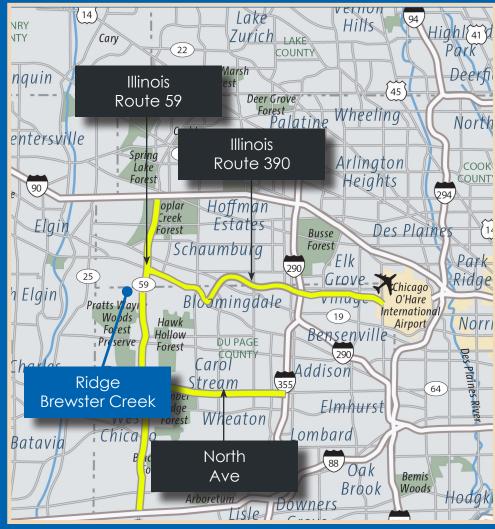
Owned and Managed by:





8750 W. Bryn Mawr, Suite 700, Chicago, IL 60631 I 773.957.1400 I www.ngkf.com





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