

# NEW CONSTRUCTION - ONLY 135,600 SF REMAINING

DUPAGE COUNTY | BARTLETT | ILLINOIS



## 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

For more information, please contact the exclusive representatives:

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**ESTIMATED DELIVERY - SEPTEMBER 2016**

Owned and Managed by:



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