

FOR LEASE

100 N. Gary Ave. (Unit D) | Roselle, IL

Available:	17,304 Sq. Ft.	
Office:	1,653 Sq. Ft.	
Total Building Size:	90,240 Sq. Ft.	
Ceiling Height:	24' clear	
Column Sizes:	48' x 48'	
Truck Loading:	3 exterior docks with levelers 1 drive-in door (14' high)	
Parking:	26 cars	
Sprinkler System:	ESFR	
Lighting:	Metal Halide in warehouse	
Heat:	Gas fired units	
Power:	400 amps@ 480/277 volt	
Year Built:	1998	
Roof:	White metal deck with skylights	
Lease Rate:	\$5.95 per Sq. Ft. Net	
Operating Expenses 2008:	Taxes:	\$1.13 PSF
	CAM:	\$1.00 PSF
	Insurance:	<u>\$0.06 PSF</u>
	Total:	\$2.19 PSF
Possession:	Immediate	
Comments:	<ul style="list-style-type: none"> ■ Located in Turnberry Lakes Business Park ■ Managed by IDI 	



For more information,
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