



**Available for
Lease / Sale
134,665 S.F.**

**COLLIERS
B&K**

Colliers Bennett & Kahnweiler Inc.
6250 N. River Road
Suite 11-100
Rosemont, Illinois 60018
Tel 847-698-8444
Fax 847-698-8445
www.colliersbk.com

1047-1051 Ardmore Avenue – Itasca, Illinois

BUILDING SIZE:	134,665 Sq. Ft.
SITE SIZE:	217,800 Sq. Ft.
OFFICE SPACE:	+/- 11,000 Sq. Ft.
CEILING HEIGHT:	21' 6"
TRUCK LOADING:	12 Interior docks with levelers 2 Rail doors
HEAT:	Gas-fired unit heaters
BAY SIZE:	40' X 25' 6"
SPRINKLED:	Wet
POWER:	4000 amps
PARKING:	100 cars
TAXES:	\$1.00 PSF (2005)
PRICE:	Lease: \$5.50/SF Gross Sale: \$7,775,00 (\$57.74 PSF)
COMMENTS:	Located within ½ mile of full interchange at I-290 & Thorndale Avenue • Divisible • Low DuPage County Taxes • Ideal for warehouse and manufacturing.

FOR FURTHER INFORMATION, CONTACT:

Christopher T. Volkert, SIOR
Senior Vice President
847-698-8237
[**cvolkert@colliersbk.com**](mailto:cvolkert@colliersbk.com)

Carter H. Andrus
Senior Associate
847-698-8209
[**candrus@colliersbk.com**](mailto:candrus@colliersbk.com)

No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.