

FOR LEASE

1053 Schmidt Road | Romeoville, IL 499,200 Square Feet

Description:	Free standing office/warehouse facility
Total Building Size:	499,200 SF
Construction:	Pre-cast concrete panel, 7" thick un-reinforced floors on 6" compaction
Existing Office:	3,936 SF, Protected by guard rail
Land Area:	26.70 acres
Ceiling Height:	30' clear
Loading:	64 exterior docks with levelers and dock seal (9' x 10' doors) 4 drive-in doors (12' x 14' doors) 207 trailer positions Bollards, lights
Bay Sizes:	50' x 50' 60 staging bays
Power:	Four 800-amp services = 3,200 amps Battery charging area has 1,200 amps
Heat:	Roof-top mounted positive-pressure air rotation units
Sprinklered:	Yes – wet ESFR system
Parking:	200 cars
Zoning:	M-1
Expenses:	Real Estate Taxes: \$0.92/SF (2008) CAM: \$0.31/SF
Lease Rate:	\$3.25/SF Net
Available:	Immediately
Comments:	<ul style="list-style-type: none"> ■ Located minutes from Rt. 53 and I-55 Interchange ■ Fenced/secured site ■ New T5 lighting on motion sensors ■ Institutionally owned and managed ■ Painted warehouse

For more information,
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