

1131-1139 Bryn Mawr Avenue

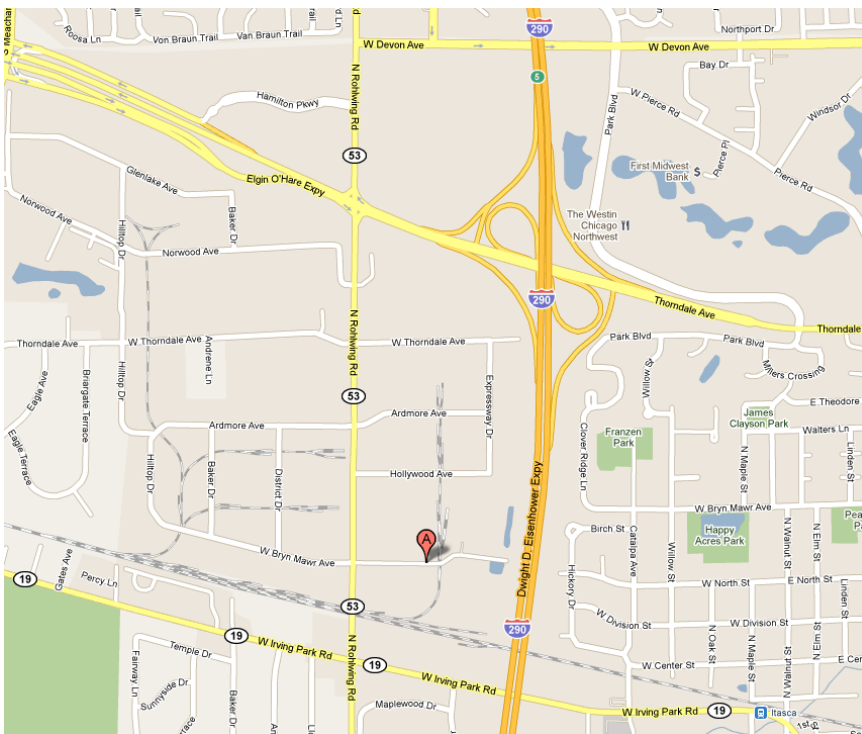
62,761 - 125,955 Square Feet For Lease

Itasca, Illinois



PROLOGIS

**\$1.99 PSF FIRST YEAR
ON 5+ YEAR LEASE**



- **1131 Bryn Mawr**

Size: 62,761 SF
Office: 3,486 SF
Loading: 4 interior docks
1 DID
Parking: 36 cars
Power: 400 amps@ 240 Volts

- **1139 Bryn Mawr**

Size: 63,194 SF
Office: 3,182 SF
Loading: 6 interior docks
1 DID
Parking: 39 cars
Power: 400 amps @ 240 volts

- **1131-1139 Bryn Mawr**

Size: 125,955 SF
Office: 6,668 SF
Loading: 10 interior docks
2 DID
Parking: 75 cars
Power: 800 amps @ 240 volts

- Ceiling Ht.: 22'
- Lights: T-8 fixtures
- Bay Size: 39' x 30'
- Sprinklered: Wet system
- Real Estate Taxes: \$1.26 PSF (2011 est.)
- CAM: \$0.43 PSF (2011 est.)
- Insurance: \$0.07 PSF (2011 est.)
- Asking Rate: \$3.95 PSF Net
- Comments:
 - DuPage County Taxes
 - Rail Possible
 - Institutional Ownership



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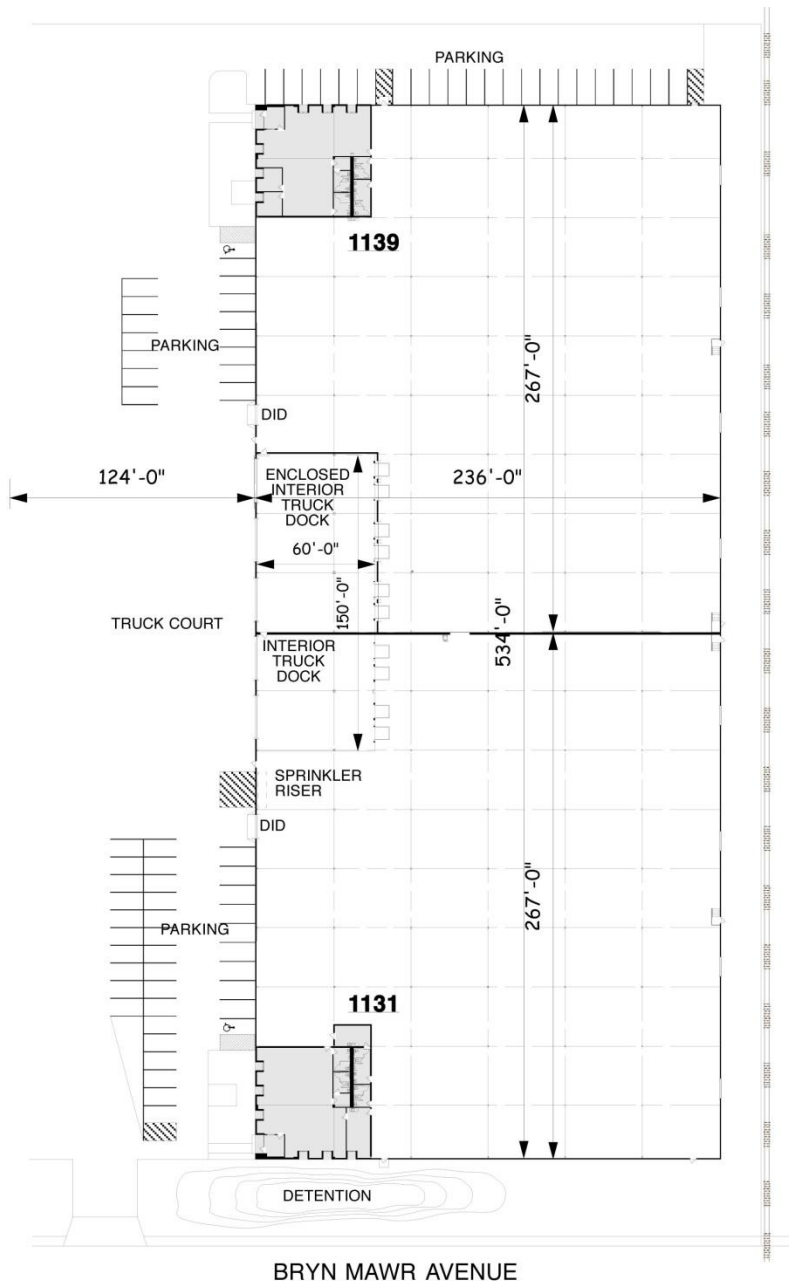
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1131 BRYN MAWR:

OFFICE: 3,486 S.F.
 WAREHOUSE: 59,275 S.F.
TOTAL: 62,761 S.F.
 INTERIOR DOCK DOORS: 4
 DRIVE-IN DOORS: 1

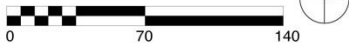
1139 BRYN MAWR:

OFFICE: 3,182 S.F.
 WAREHOUSE: 60,012 S.F.
TOTAL: 63,194 S.F.
 INTERIOR DOCK DOORS: 6
 DRIVE-IN DOORS: 1

TOTAL: 125,955 S.F.

OFFICE: 6,668 S.F.
 WAREHOUSE: 119,287 S.F.
 PERCENTAGE OFFICE: 5.29%
 CLEAR HEIGHT: 22 FEET
 PARKING: 75 STALLS
 INTERIOR DOCK DOORS: 10
 DRIVE-IN DOORS: 2
 TYPICAL BAY: 39x30

OVERALL PLAN



**1131-1139 BRYN MAWR AVENUE
 ITASCA, ILLINOIS**

The above information/drawing is for reference only and is subject to verification, and/or revision. No liability for omissions shall be assumed. Area calculations are approximate and subject to change without notice.

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