



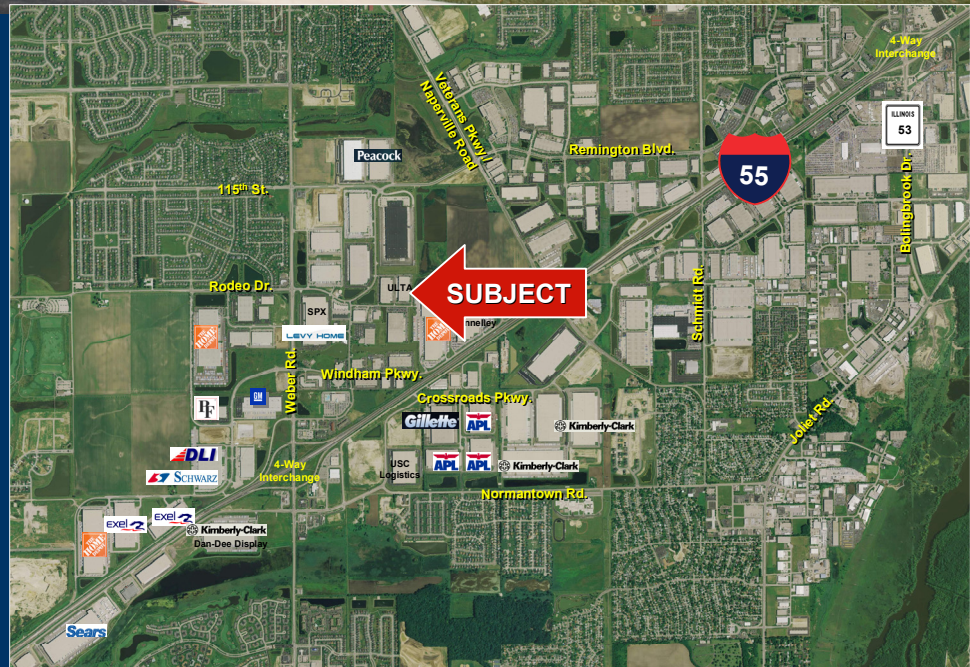
WINDHAM LAKES BUSINESS PARK

1140 – 1152 Arbor Drive, Romeoville, Illinois

51,076 SF Available for Lease



AVAILABLE SPACE:	51,076 SF
OFFICE:	1,808 SF
LOADING DOCKS:	6 ext./1 DID
CAR PARKING:	90 cars (exp.)
CEILING HEIGHT:	30' clear
HEAT:	Gas unit heaters
LIGHTING:	Metal halide
SPRINKLERS:	ESFR system
BAY SIZE:	44' x 48'
DIMENSIONS:	177' x 278' deep
YEAR BUILT:	2000
LEASE RATE:	\$3.65/SF Net
REAL ESTATE TAXES:	\$0.94/SF (est.)
CAM:	\$0.40/SF (est.)



- * Located in the prestigious Windham Lakes Business Park
- * Easy access to I-55 via a 4-way interchange at Weber Road

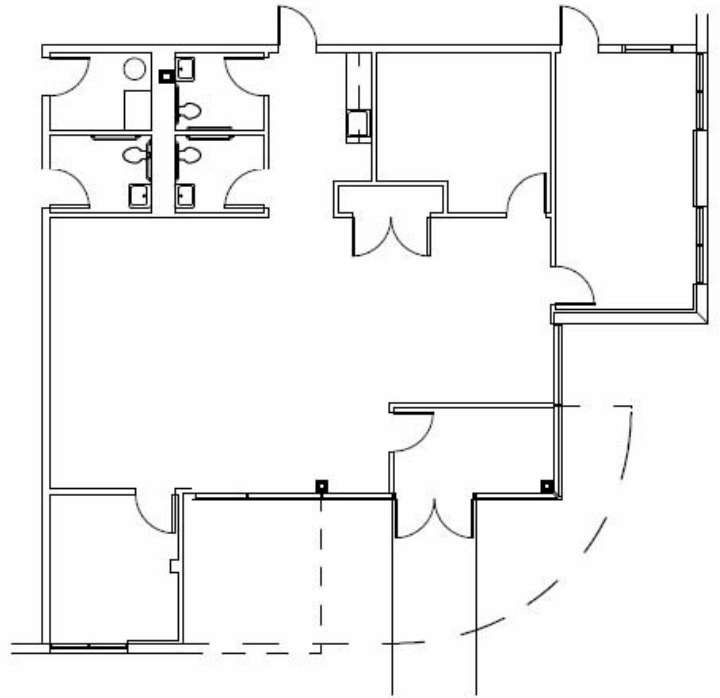
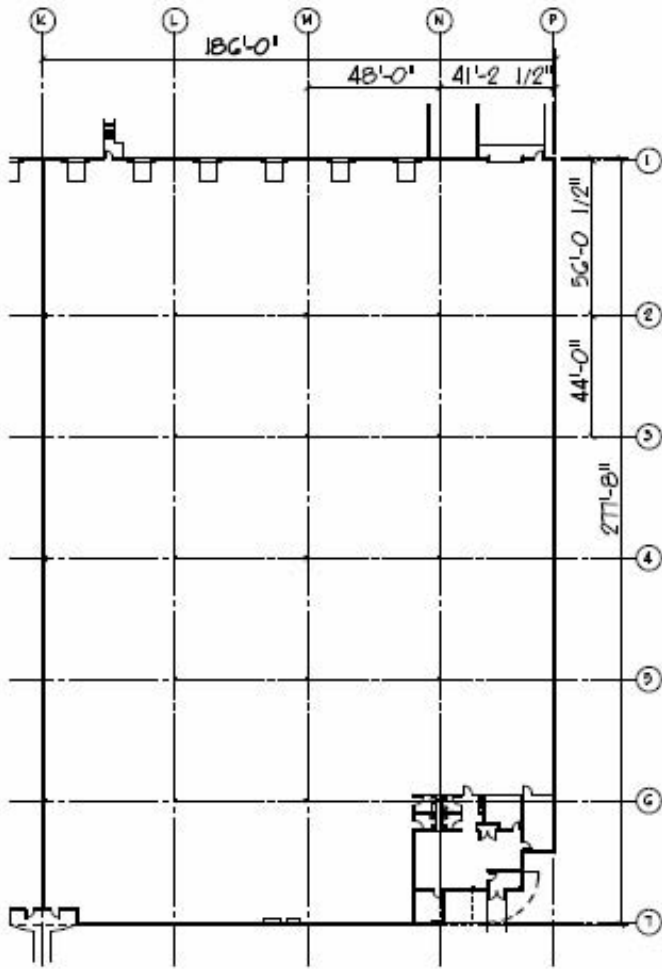
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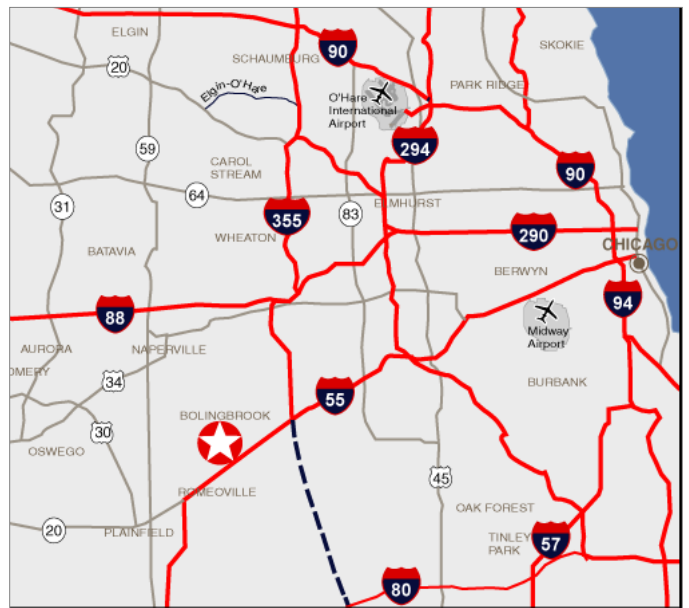
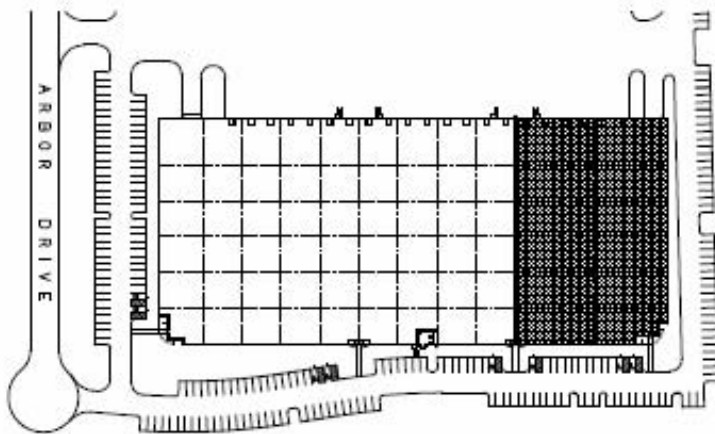
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OFFICE PLAN

VACANT SPACE : 51,076 RSF



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