



# AVAILABLE FOR LEASE

## 1155 Harvester Drive, West Chicago, Illinois

### UNION PACIFIC POTENTIAL

	UNIT A	UNIT B
<b>SPACE AVAILABLE:</b>	106,461 SF	106,461 SF
<b>OFFICE:</b>	1,500 SF	5,000 SF
<b>LOADING:</b>	12 interior docks	4 interior/10 exterior docks
<b>DRIVE-IN DOOR:</b>	1	1
<b>LEASE RATE:</b>	\$3.50/SF Gross	\$3.50/SF Gross
<b>TOTAL BUILDING SIZE:</b>	212,922 SF	
<b>SITE SIZE:</b>	13.46 Acres	
<b>POWER:</b>	2,000 amps	
<b>CEILING HEIGHT:</b>	24' clear	
<b>BAY SIZE:</b>	50' x 50'	
<b>PARKING:</b>	125 cars	
<b>TRAILER PARKING:</b>	20-30 trailers	
<b>RAIL:</b>	Union Pacific	
<b>SPRINKLERS:</b>	Wet System	
<b>ZONING:</b>	Industrial	
<b>REAL ESTATE TAX:</b>	\$0.68/SF	
<b>INSURANCE:</b>	\$0.05/SF	
<b>CAM:</b>	\$0.51/SF	
<b>FEATURES:</b>	<ul style="list-style-type: none"> <li>• Institutionally owned and managed</li> <li>• Outside storage</li> </ul>	<ul style="list-style-type: none"> <li>• Institutionally owned and managed</li> <li>• Outside storage</li> </ul>

www.colliersbk.com

#### For More Information:

James R. Estus, SIOR  
 847.698.8235 Direct  
 847.698.8435 Fax  
 847.922.9449 Cell  
[jestus@colliersbk.com](mailto:jestus@colliersbk.com)

Brian Kling  
 847.698.8223 Direct  
 847.698.8423 Fax  
 630.430.3812 Cell  
[bkling@colliersbk.com](mailto:bkling@colliersbk.com)