

# 115 W. Lake Drive | Glendale Heights, IL

## 34,664 Square Feet

|                    |   |
|--------------------|---|
| Available:         | 34,664 SF   |
| Existing Office:   | 4,000 SF  |
| Construction:      | Precast   |
| Ceiling Height:    | 24' clear   |
| Bay Sizes:         | 40' x 40'   |
| Loading:           | 4 exterior docks  |
| Drive-in Doors:    | 1 (14' x 16')   |
| Sprinklers:        | ESFR  |
| Power:             | 600a   480v   3-phase   |
| Car Parking:       | 45 spaces   |
| Trailer Parking:   | 3 positions   |
| Year Built:        | 1999  |
| Possession:        | Immediate   |
| Lease Rate:        | \$4.95/SF Net   |
| CAM:               | \$1.22/SF   |
| Real Estate Taxes: | \$1.86/SF   |
| Comments:          | <ul style="list-style-type: none"> <li>- High-image facility</li> <li>- Low DuPage County taxes</li> <li>- Institutional Ownership</li> <li>- Proximity to I-355 &amp; I-290</li> <li>- 45 Car Parking</li> </ul> |

For more information,  
please contact:

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