

ADDRESS:	1160 Naperville Drive, Romeoville
BUILDING SIZE:	12,000 SF, divisible to two 6,000 SF units
OFFICE AREA:	± 1,800 SF in total
SITE SIZE:	± 2.25 Acres
CEILING HEIGHT:	14' to 16' Clear
BAY SIZE:	No columns – clear span space
SPRINKLERED:	Fully sprinklered
LOADING:	2 Exterior Docks 1 Drive-in Door
HVAC:	Gas-fired heater units North unit is 100% air-conditioned
POWER:	400 Amps @ 240 Volts – per unit
ZONING:	M-1 (allows outside storage)
YEAR BUILT:	1978
PARKING:	25 Cars (expandable)
OCCUPANCY:	Immediate
TAXES:	\$1.00 PSF (2007)
LEASE RATE:	\$9.00 PSF Net
SALE PRICE:	\$1,450,000
COMMENTS:	Excellent two-unit facility located in the Marquette Center Business Park. <ul style="list-style-type: none">• Partially air-conditioned• Outside storage allowed• Close to I-55 via the Route 53 interchange• Can be divided for sale as two 6,000 SF condo units
CONTACT:	Colliers Bennett & Kahnweiler Inc. Charles V. Canale (847) 698-8211 Brent R. De Noble (847) 698-8214



www.colliersbk.com

- **Close to I-55**
- **Outside Storage Available**
- **Excellent Condition**

