

125 Wall St. | Glendale Heights, IL

100,377 SF

New Construction

AVAILABLE:	100,377 SF
OFFICE AREA:	8,213 SF
CONSTRUCTION:	Pre-Cast
YEAR BUILT:	1995
CEILING HEIGHT:	30' clear
TRUCK LOADING:	Six (6) exterior docks with levelers (expandable) ▪ 1 drive-in door
BAY SIZE:	40' x 32' typical
HVAC:	Gas-fired unit heaters
POWER:	2 x 3,000 amp; 277/480 volt; 3 phase services
FIRE PROTECTION:	100% sprinklered - Class IV
LIGHTING:	Metal halide
PARKING:	88 cars (expandable)
LAND AREA:	6.357 acres
REAL ESTATE TAXES:	\$0.96 PSF (2009)
CAM:	Estimated at \$0.30/SF
PRICE:	Lease: \$4.95 PSF Net Sale: STO
COMMENTS:	<ul style="list-style-type: none"> ▪ 3.5 miles to I-355 via 2 full interchanges at Army Trail and North Avenue (Route 64) ▪ Immediate occupancy ▪ Low DuPage County taxes ▪ Ideal for warehousing/distribution, manufacturing or light assembly users ▪ New T-5 lighting to be installed per tenant's layout.

For more information,
please contact:

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