

FOR SALE OR LEASE

AVAILABLE 100,373 SF

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125 Wall Street Glendale Heights, Illinois



AVAILABLE:	100,373 SF
OFFICE AREA:	8,213 SF
CONSTRUCTION:	Pre-Cast
YEAR BUILT:	1995
CEILING HEIGHT:	30' clear
TRUCK LOADING:	Seven (7) exterior docks with levelers (expandable) <ul style="list-style-type: none"> ▪ 1 drive-in door
BAY SIZE:	40' x 32' typical
HVAC:	Gas-fired unit heaters
POWER:	3,000 amp; 277/480 volt; 3 phase
FIRE PROTECTION:	100% sprinklered
LIGHTING:	Metal halide
PARKING:	88 cars (expandable)
LAND AREA:	6.357 acres
REAL ESTATE TAXES:	\$1.75/SF (2006)
CAM:	Estimated at \$0.30/SF
PRICE:	Lease: \$2.90/SF Gross Sale: Subject To Offer
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

FOR FURTHER INFORMATION, PLEASE CONTACT:

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