

# 1325 Mittel Blvd. | Wood Dale, IL

137,240 Square Feet

Available:	137,240 SF
Existing Office:	20,600 SF
Site Size:	325,640 SF (7.48 Acres)
Ceiling Height:	27'6"
Loading:	19 exterior docks
Drive-in Doors:	2
Sprinklers:	Wet system
Power:	1,600 amps @ 480 volts
Car Parking:	158 spaces
Real Estate Taxes:	\$1.24/SF (est. 2010)
CAM:	\$0.55/SF (est.)
Lease Rate:	\$4.00/SF Net
Year Built:	1995
Zoning:	M-1
Construction:	Precast
Possession:	Immediate
Comments:	<ul style="list-style-type: none"> <li>■ Low real estate taxes in relation to the other buildings</li> <li>■ Well maintained building located in a highly desired section of Chicago's O'Hare industrial market</li> </ul>

For more information,  
please contact:

**MATTHEW J. STABER, SIOR**  
Principal  
847 698 8236  
Matthew.Stuaber@colliers.com

**JAMES R. ESTUS, SIOR**  
Executive Vice President  
847 698 8235  
Jim.Estus@colliers.com

**COLLIERS INTERNATIONAL**  
6250 N. River Road  
Suite 11-100  
Rosemont, IL 60018

No warranty or representation is made to  
the accuracy of the foregoing information.

