

AVAILABLE FOR LEASE
CROSS-DOCK FACILITY
224,831 SF (DIVISIBLE)

135-195 E. Elk Trail

Carol Stream, Illinois

Available Size:	224,831 SF (Divisible to 100,000 SF)
Total Building Size:	334,718 SF
Land Site:	15.95 Acres
Existing Office:	To Suit
Ceiling Height:	30' clear
Loading:	48 ext. docks (30 east side, 18 west side) Two (2) drive-in doors
Sprinklers:	ESFR
Lighting:	New energy efficient T-5 lighting
Heat:	Gas positive pressure
Power:	2,400 amps/ 480 Volt
Columns:	40' x 48'
Car Parking:	200 +/- cars
Lease Rate:	\$3.95 PSF Net
Real Estate Taxes:	\$.75 PSF (Est. 2011)
CAM:	\$.75 PSF (Est. 2011)
Insurance:	\$.07 PSF (Est. 2010)
Year Built:	1997
Construction:	Pre-Cast Panel
Possession:	Immediate
Comments:	Excellent cross dock warehouse

For more information, please contact:

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