

AVAILABLE FOR LEASE: 44,955 SF - DIVISIBLE TO 29,955 & 15,000 SF

450 TOWER BLVD - CAROL STREAM, IL

\$0.99 PSF NET - YEAR I!



**COLLIERS
B&K**

For more information contact:

Tom Condon

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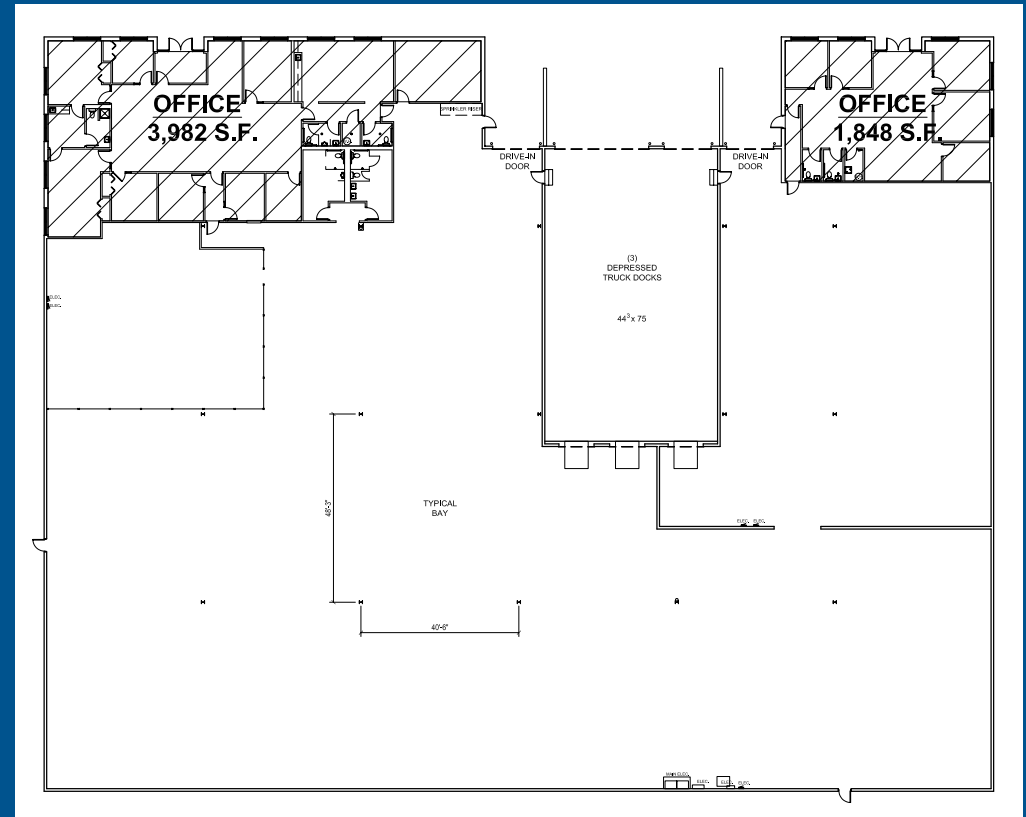
847-698-8223

BRISTOL GROUP

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450 TOWER BLVD - CAROL STREAM, IL

- 44,955 SF total (divisible to 29,955 SF and 15,000 SF)
- 3.5 Miles to I-355 via two full interchanges at Army Trail and North Avenue
- Ideal for Warehouse/Distribution/Manufacturing and Light Assembly



SPECIFICATIONS

- 44,955 total SF - divisible to 29,955 & 15,000 SF
- Office: 5,830 SF (3,982 SF & 1,848 SF)
- 20' clear ceiling height
- 3 interior docks w/levelers
- 2 drive-in doors
- Low DuPage County taxes
- Heavy power: 2,000 amps



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