

450 Tower Boulevard | Carol Stream, IL

44,938 SF (Divisible)

Available:	44,938 SF
Site Size:	117,612 SF
Construction:	Pre-Cast
Office Area:	5,830 (3,082/1,848 SF)
Ceiling Height:	20' clear
Truck Loading:	Three (3) interior docks with levelers 2 drive-in doors
Bay Size:	48.25' x 40.5' typical
HVAC:	Gas-fired unit heaters
Power:	2,400 amp; 277/480 volt
Sprinklers:	Yes
Parking:	74 cars
Real Estate Taxes:	\$1.53 PSF (2009)
CAM:	Estimated at \$0.35 PSF
Price:	Lease: \$0.99/SF Net – Year 1 Sale: \$75.00 PSF - \$3,371,625
Comments:	<ul style="list-style-type: none"> ■ 3.5 miles to I-355 with 2 full interchanges at Army Trail and North Avenue ■ Low DuPage County taxes ■ Divisible to 29,938 SF & 15,000 SF ■ Heavy Power ■ Ideal for manufacturing or distribution

For more information,
please contact:

THOMAS M. CONDON, SIOR
Senior Vice President
847 698 8212
t.condon@colliers.com

BRIAN W. KLING
Senior Vice President
847 698 8223
brian.kling@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.

