

### 450 Tower Boulevard Carol Stream, Illinois

<b>Available:</b>	44,955 SF – Divisible to 29,955 SF & 15,000 SF
<b>Site Size:</b>	117,612 SF (2.7 acres)
<b>Construction:</b>	Pre-Cast
<b>Office Area:</b>	5,830 SF (3,982 SF/1,848 SF)
<b>Ceiling Height</b>	20' clear
<b>Truck Loading:</b>	Three (3) interior docks with levelers <ul style="list-style-type: none"> <li>▪ 2 drive-in doors</li> </ul>
<b>Bays:</b>	48.25 x 40.5
<b>HVAC:</b>	Gas fired unit heaters
<b>Power:</b>	2,000 Amps
<b>Sprinklers:</b>	Yes
<b>Parking:</b>	74
<b>Real Estate Taxes:</b>	\$1.53 PSF (2009 estimated)
<b>CAM:</b>	Estimated at \$0.35 PSF
<b>Insurance:</b>	\$0.10 PSF
<b>Price:</b>	Lease: \$4.95/SF Net Sale: NFS
<b>Comments:</b>	<ul style="list-style-type: none"> <li>▪ 3.5 miles to I-355 with 2 full interchanges at Army Trail and North Avenue</li> <li>▪ Low DuPage County taxes</li> <li>▪ Divisible to 29,955 SF &amp; 15,000 SF</li> <li>▪ Heavy Power</li> <li>▪ Ideal for manufacturing or distribution</li> </ul>

#### **FOR FURTHER INFORMATION, PLEASE CONTACT:**

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