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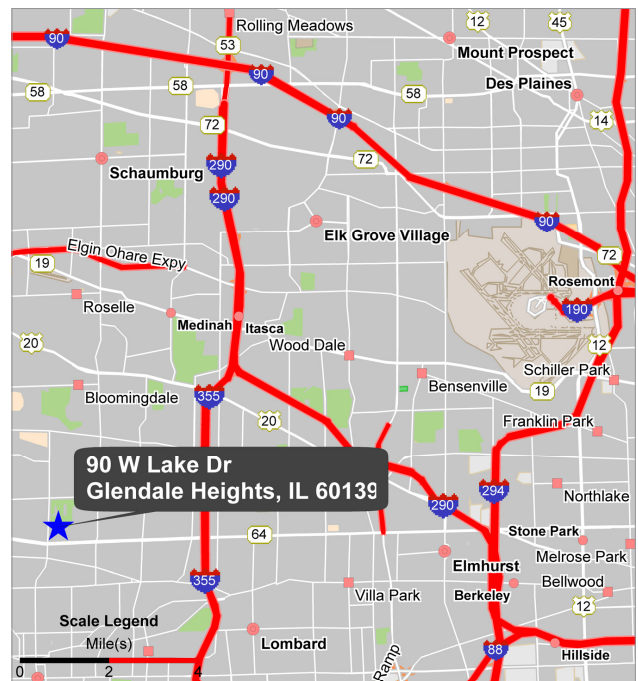
FOR LEASE

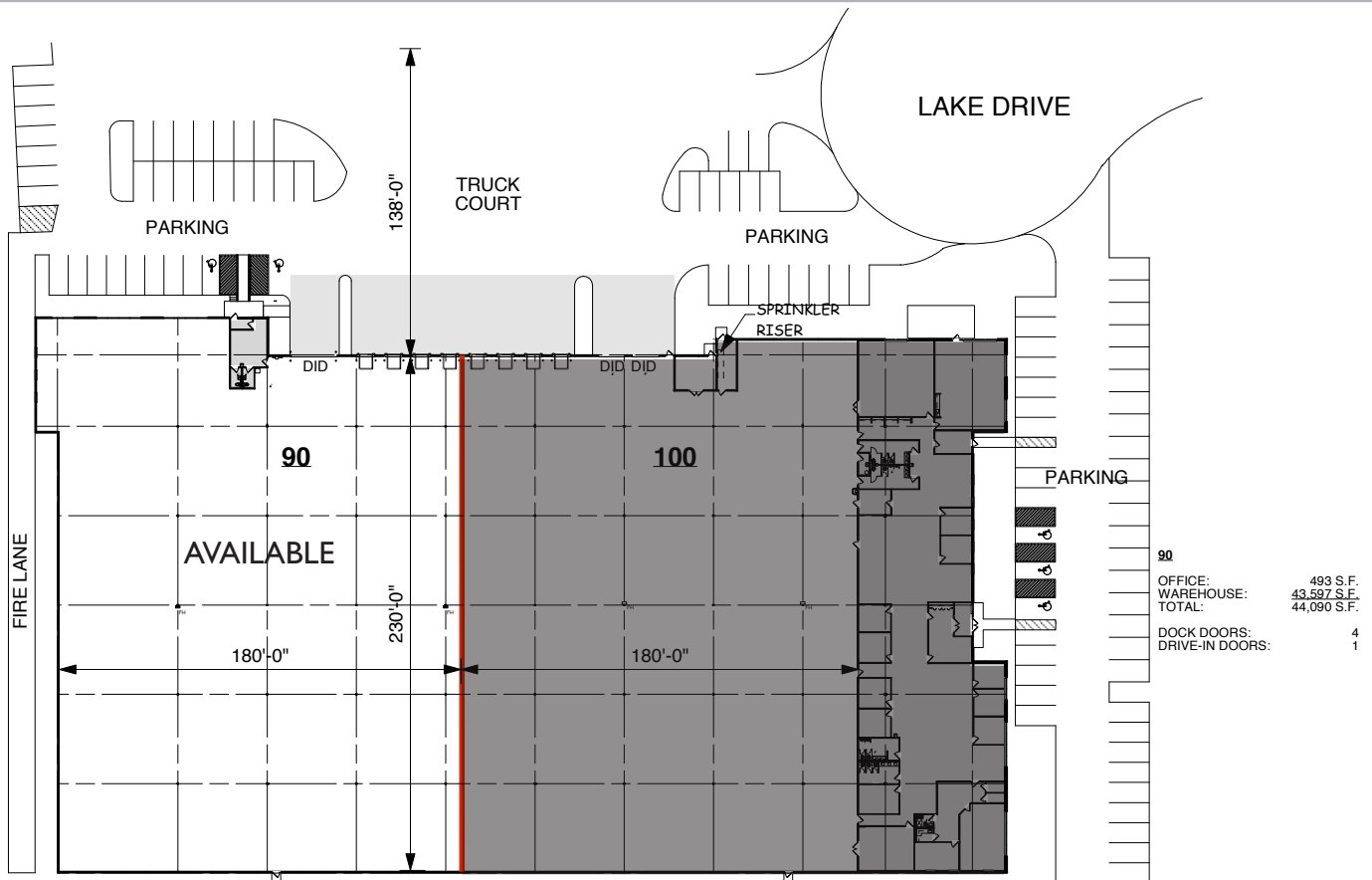
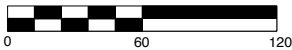


44,090 SF Available | 90 Lake Drive Glendale Heights, Illinois

Building Description	Precast construction
Size Available:	44,090 SF
Total Building Size:	100,940 SF
Office Size:	493 SF (expandable)
Land Area:	7 Acres
Age:	1996
Ceiling Height:	24'
Loading:	4 exterior docks w/levelers 1 drive-in door
Column Spacing:	40' x 40'
Power:	800 amps
Heat:	Gas
Sprinklered:	ESFR
Parking:	42 cars
Zoning:	Industrial
Possession:	Immediately available
Lease Rate:	\$4.75 psf net
Taxes:	\$1.58 psf
CAM/Insurance:	\$0.78 psf

- Located in Glendale Lakes Business Park
- Immediate access to a full I-355 interchange
- Low DuPage County Taxes



AMB**AMB PROPERTY CORPORATION®**
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Local partner to global trade.™**90-100 WEST LAKE DRIVE
GLENDALE HEIGHTS, ILLINOIS**

The above information/drawing is for reference only and is subject to verification, and/or revision. No liability for omissions shall be assumed. Area calculations are approximate and subject to change without notice.

90	493 S.F.
OFFICE:	43,597 S.F.
WAREHOUSE:	44,090 S.F.
TOTAL:	
DOCK DOORS:	4
DRIVE-IN DOORS:	1

For additional information, please contact:

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