

2805 Duke Parkway

Size:	549,588 SF, divisible to 250,000 SF Additional build-to-suit opportunities available
Office Area:	Build-to-suit
Ceiling Height:	32'
Truck Loading:	74 exterior docks expandable to 112 4 drive-in doors Cross dock configuration
Bay Size:	65' staging bay 52' x 50' typical
Building Dimensions:	530' x 1040'
Heat:	80/20 roof mounted make up air units
Power:	800 amps, upgradeable
Sprinklers:	ESFR
Parking:	154 cars, expandable
Land Area:	25.39 acres
CAM:	\$0.25 PSF
Taxes:	\$0.78 PSF (\$1.10 PSF fully assessed in 2011)
Price:	Lease or sale subject to finish
Comments:	<ul style="list-style-type: none">• New, state-of-the-art construction• Multiple sites available for build-to-suits 150,000 SF and up• Low DuPage County taxes• Abundant labor pool• Future Eola Road interchange – 2010• Immediate access to a 4-way interchange at Route 59 and I-88

FOR FURTHER INFORMATION, PLEASE CONTACT:

David A. Bercu, SIOR
Principal
847-698-8207
dbercu@colliersbk.com

Lynn E. Reich, SIOR, CCIM
Executive Vice President
847-698-8230
lreich@colliersbk.com

Brian W. Kling
Vice President
847-698-8223
bkling@colliersbk.com