



# 265 Springlake Drive

Itasca, Illinois 60143

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## Building Highlights

- 143,218 S.F. gross +/- Land
- 48,120 S.F. gross +/- Building
- AVAILABLE:265 Unit: 29,478 S.F. gross +/- Available
- 10,368 S.F. gross +/- Office
- 7,500 S.F. gross +/- Showroom
- 3,240 S.F. gross +/- Assembly Area
- 22' Clear Showroom/Warehouse
- 45 Car Stalls
- 1 Exterior Depressed Dock, 1 DID (16'x14')
- 1200 Amps, 120/208 Volt, 3-Phase, 4-Wire
- Gas Unit Heaters, Air Conditioned Office
- M Zoning: Limited Manufacturing District
- \$36,850.00 monthly triple net +3% annual increases
- CAM: Lessee Responsibility
- 5 year lease minimum
- Immediate Possession

Modern, High Image, Excellent Exposure, Ideal for Sales Office, Showroom & Warehouse.



*Building a better image*

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