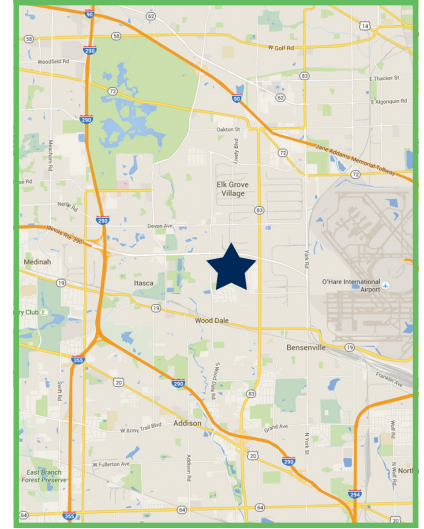


## Available for Lease



## 852-856 Lively Blvd | Wood Dale, IL

## Multi-Tenant Industrial Building

## Highlights

- Long narrow units
- Institutionally owned & managed
- Low DuPage County taxes
- New ownership
- Recently renovated with new paint & carpet
- LED lights which reduce energy costs by 60-70% & maintenance costs by 90%

## Pricing

- Lease Rate: \$5.75 PSF Net
- Taxes: \$1.23 PSF (2017 estimates)
- CAM: \$0.86 PSF (2017 estimates)
- Insurance: \$0.11 PSF (2017 estimates)

## Available

## Details

- Total Building: 45,760 SF
- Total Land: 1.93 Acres
- Ceiling Height: 15' Clear
- Sprinklers: Wet
- Parking: 0.66 per 1,000 SF
- Heating: Gas
- Year Built: 1981
- Zoning: I-1

Units	Total SF	Office SF	Loading	Power	Parking	Available
852	12,465	825	1 Interior Dock 1 DID (10 x 12)	400a/277-480v 3p 200a/120-240v 3p	8 Spaces	Immediately
856	10,415	739	1 Interior Dock	600a/120-280v	7 Spaces	3/1/18
860	10,415	1,518	1 Interior Dock	600a/120-280v	7 Spaces	8/1/17

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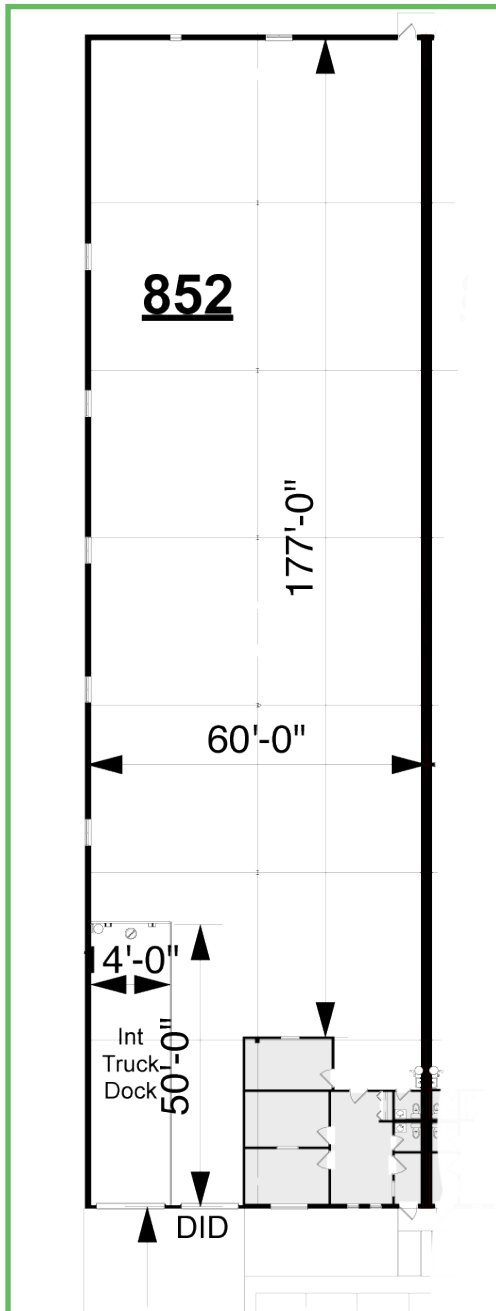
Owned &amp; Managed By:

**WESTMOUNT**  
REALTY CAPITAL, LLC

# 852 Lively Blvd Floor Plan

12,465 SF

## Unit floor plan



## Site Plan



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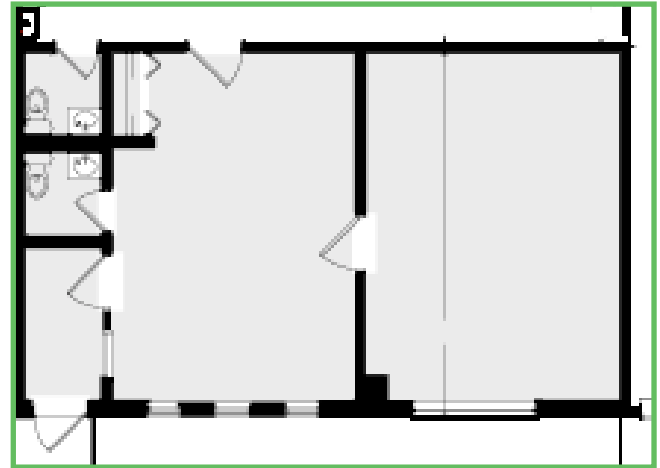
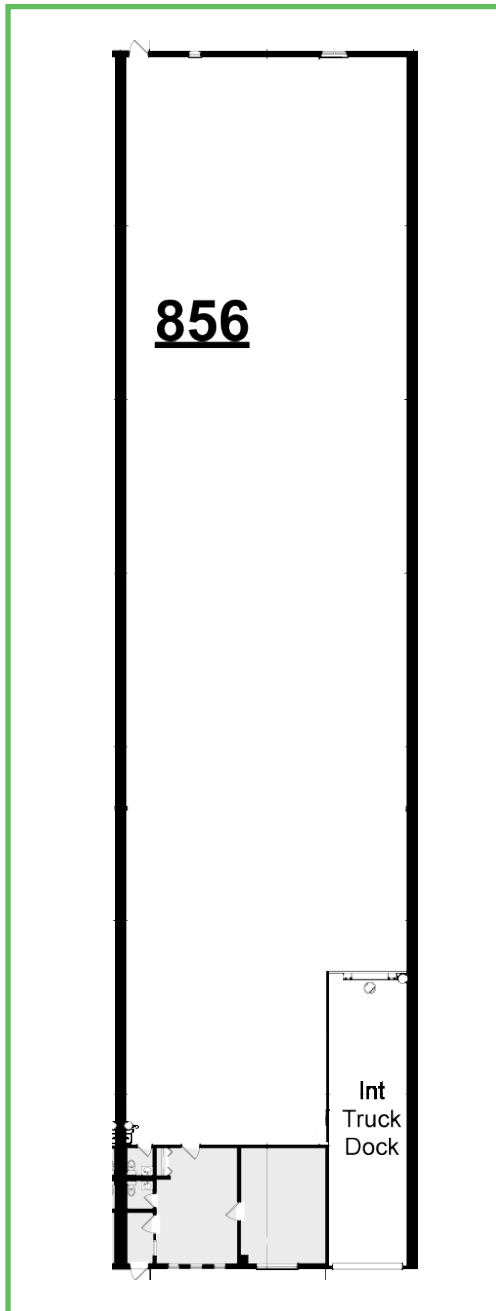
Owned & Managed By:

**WESTMOUNT**  
REALTY CAPITAL, LLC 2

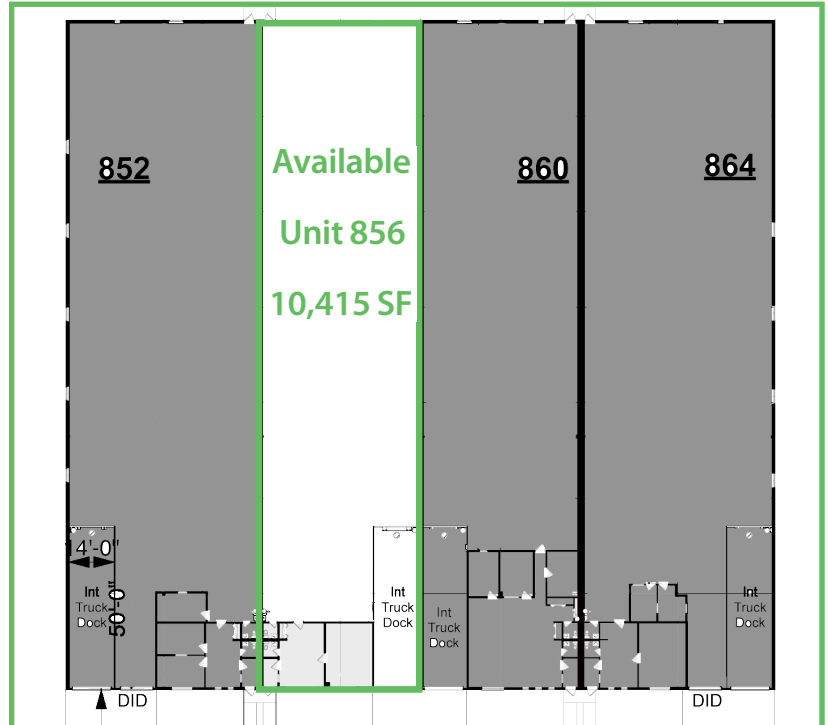
# 856 Lively Blvd Floor Plan

10,415 SF

## Unit floor plan



## Site Plan



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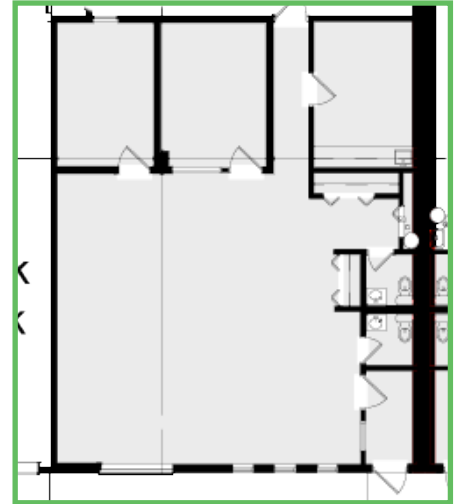
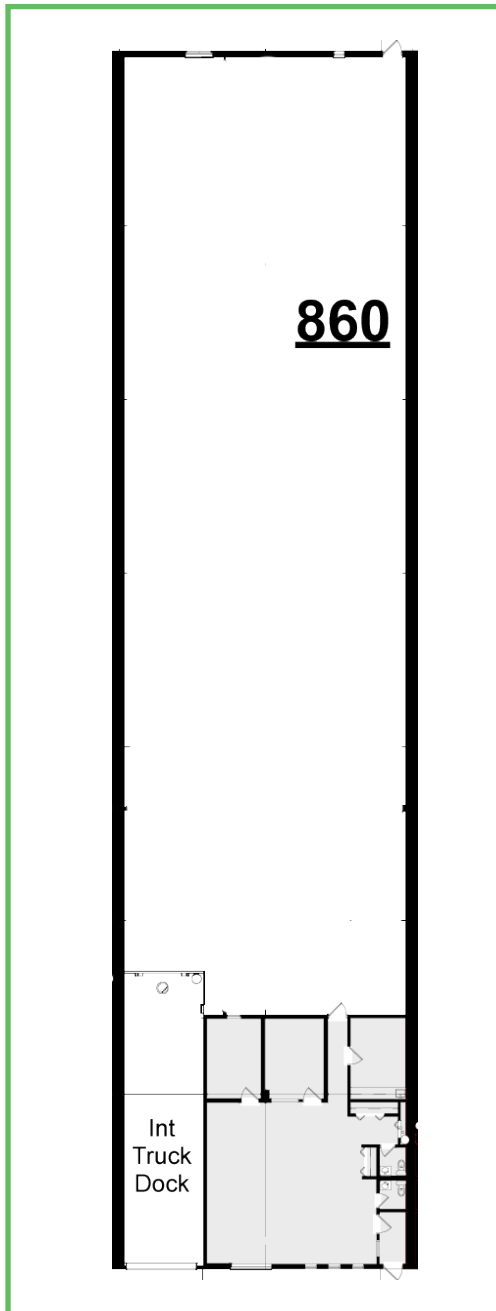
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**WESTMOUNT**  
REALTY CAPITAL, LLC 3

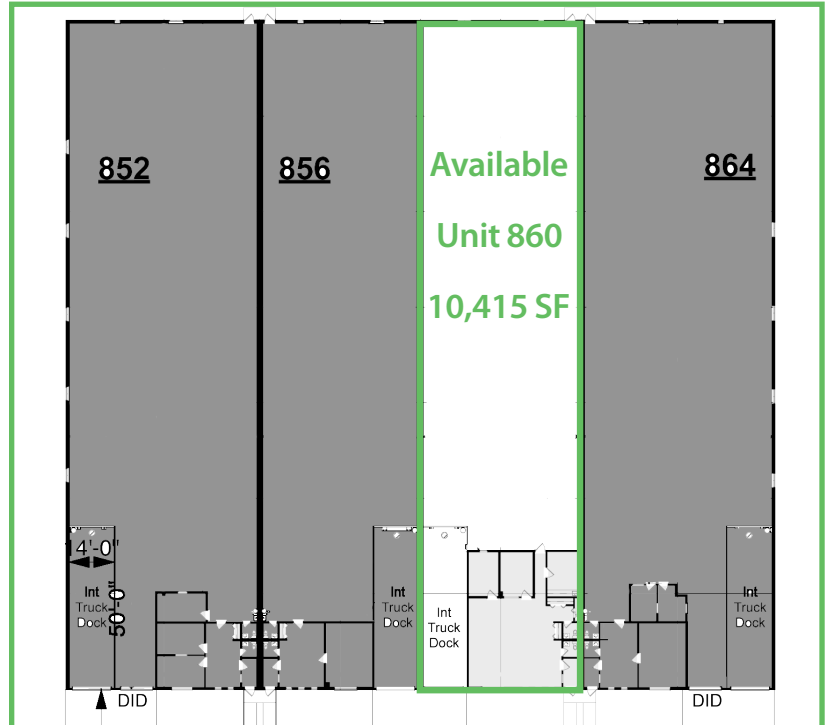
# 860 Lively Blvd Floor Plan

10,415 SF

## Unit floor plan



## Site Plan



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Owned & Managed By:

**WESTMOUNT**  
REALTY CAPITAL, LLC 4