

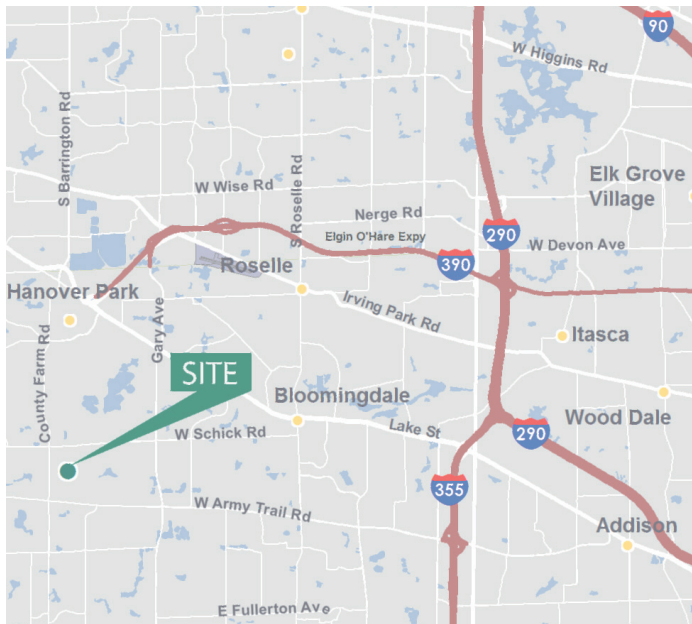
98,470 SF (Divisible)

Industrial Space For Lease



1625 Hunter Road

Hanover Park, Illinois 60133



LOCATION

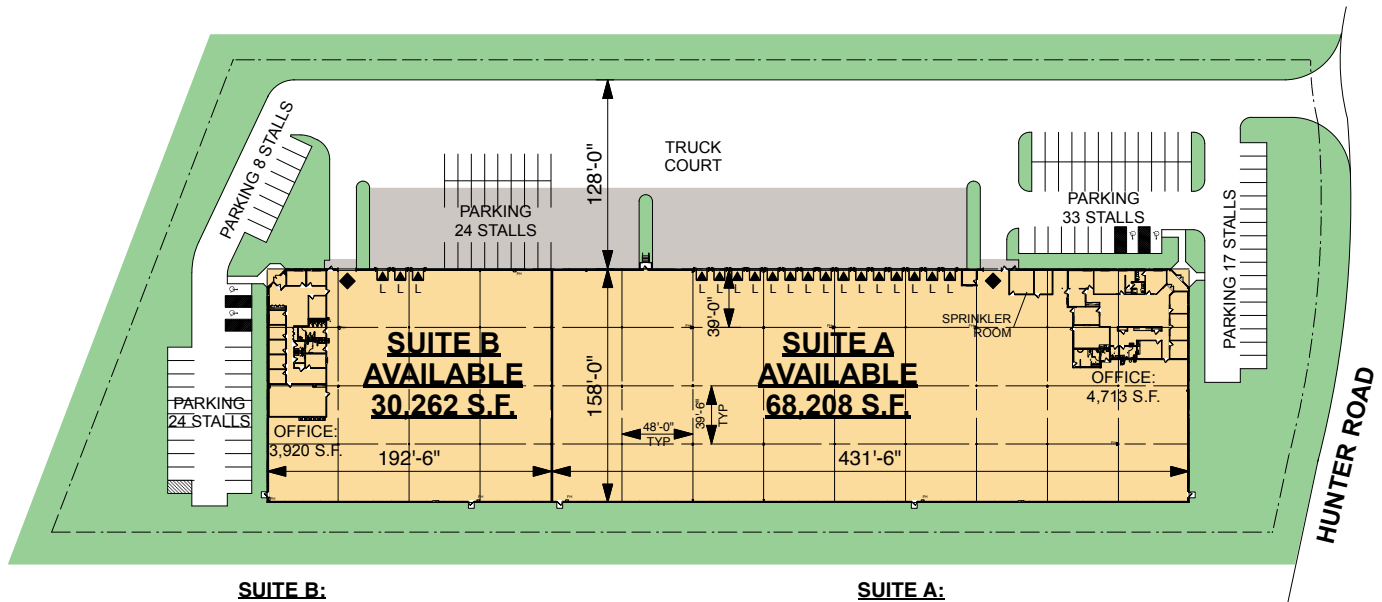
- DuPage County
- In prestigious Mallard Lake Business Park
- Close proximity to Elgin-O'Hare Expressway / I-390

FACILITY

- 98,470 SF Building
- Divisible to 68,208 SF (Unit A – Available 9/1/2019) and 30,262 SF (Unit B)
- 8,633 SF Office – 4,713 SF (Unit A) and 3,920 SF (Unit B)
- 18 exterior docks
- 2 drive-in doors
- 82 parking spaces
- Trailer parking available
- 39'6" x 48' typical column spacing
- 24' clear height
- 200 amps, three phase, four wire, 277/480 volt
- ESFR sprinkler system

98,470 SF (Divisible)

Industrial Space For Lease



SUITE B:

OFFICE: 3,920 S.F.
WAREHOUSE: 26,342 S.F.
TOTAL: 30,262 S.F.

PERCENTAGE OFFICE: 12.95%
CLEAR HEIGHT: 24 FEET
DOCK DOORS: 3
DRIVE-IN DOOR: 1
TYPICAL BAY: 48x39-6

SUITE A:

OFFICE: 4,713 S.F.
WAREHOUSE: 63,495 S.F.
TOTAL: 68,208 S.F.

PERCENTAGE OFFICE: 6.91%
CLEAR HEIGHT: 24 FEET
DOCK DOORS: 15
DRIVE-IN DOOR: 1
TYPICAL BAY: 48x39-6

SITE PLAN



LEGEND:

- ▲ DOCK DOOR
- ▲ DOCK DOOR W/LEVELER
- ◆ DRIVE-IN DOOR

- LAND
- LEASED AREA
- AVAILABLE

NOTE: This conceptual plan is for marketing purposes only and has been prepared based on preliminary available site information deemed reliable. All dimension area calculations are subject to verification by a professional Engineer for compliance with all Federal, State, and Local regulations. No liability for omissions shall be assumed.



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