

AVAILABLE

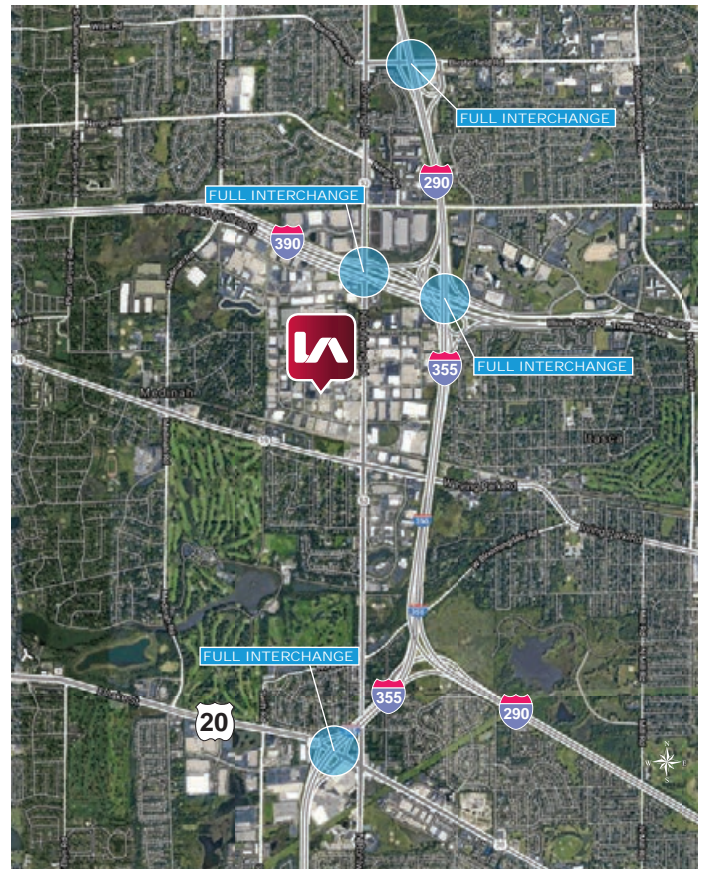
700 DISTRICT DRIVE

ITASCA, ILLINOIS – DUPAGE COUNTY



BUILDING SPECIFICATIONS:

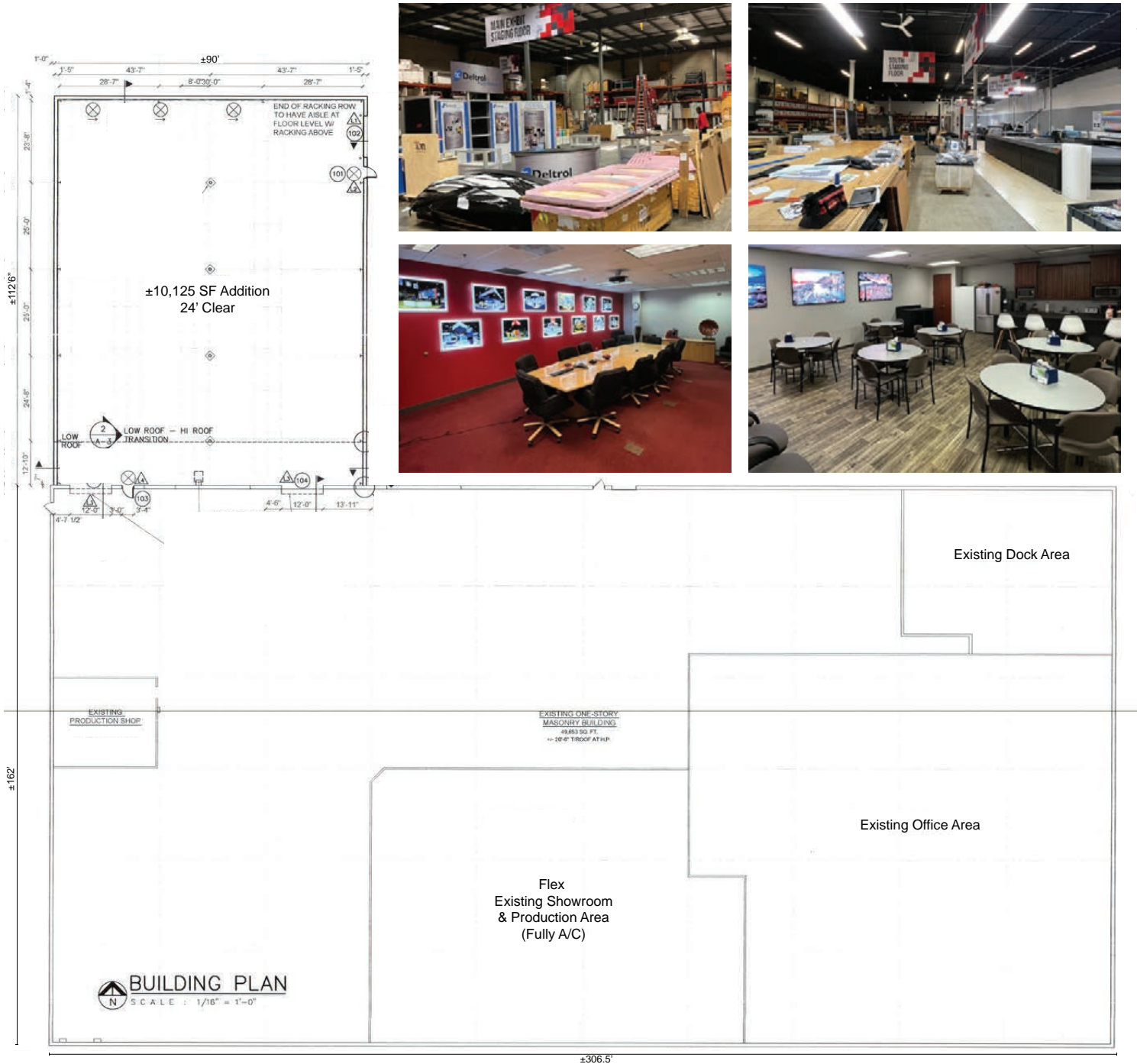
BUILDING SIZE:	49,653 SF + ±10,125 SF addition = ±59,778 SF total
OFFICE & PRODUCTION AREA:	±14,000 SF
SITE SIZE:	2.81 acres
CLEAR HEIGHT:	18' clear original building 24' clear addition
LOADING:	› 3 enclosed interior docks with levelers › 2 drive-in doors
SPRINKLER:	Fully, wet system
HEAT:	Gas fired units
ELECTRIC:	Two Services: 1: 400 amps @ 120/240 volts 2: 200 amps @ 480 volts
AUTO PARKING:	±77 cars
ASKING SALE PRICE:	\$6,875,000 / \$115.01 PSF
ASKING LEASE RATE:	Subject to Offer
PROPERTY TAXES (2023 PAYABLE 2024):	\$96,354.54 or \$1.61 PSF PIN 02-01-404-004
POSSESSION:	Immediate
COMMENTS:	› Nice executive image office area › Masonry block construction › A. Epstein designed / CMD developed



Jeffrey J. Janda, SIOR
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

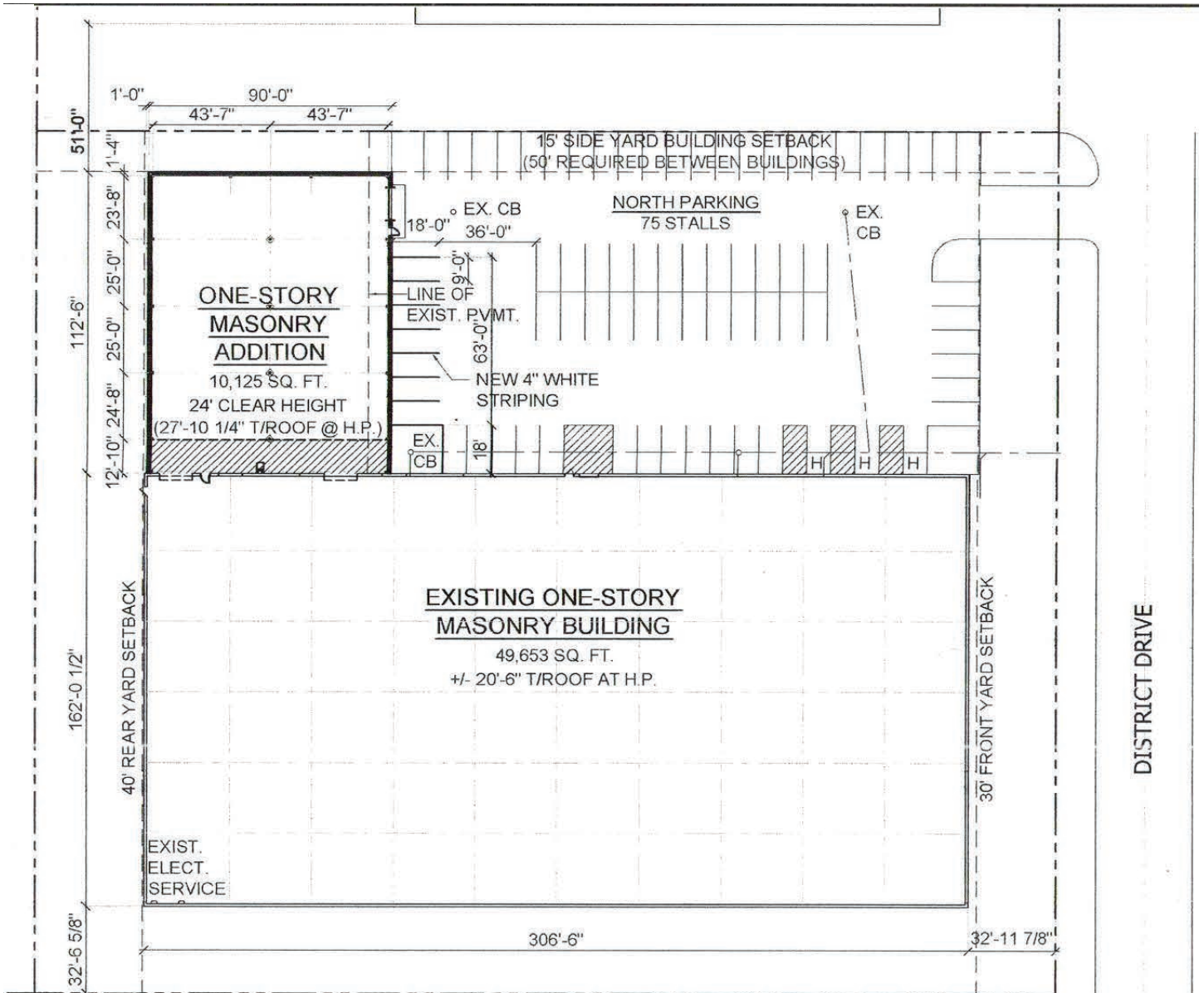
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SITE PLAN
 SCALE : 1" = 50'-0"

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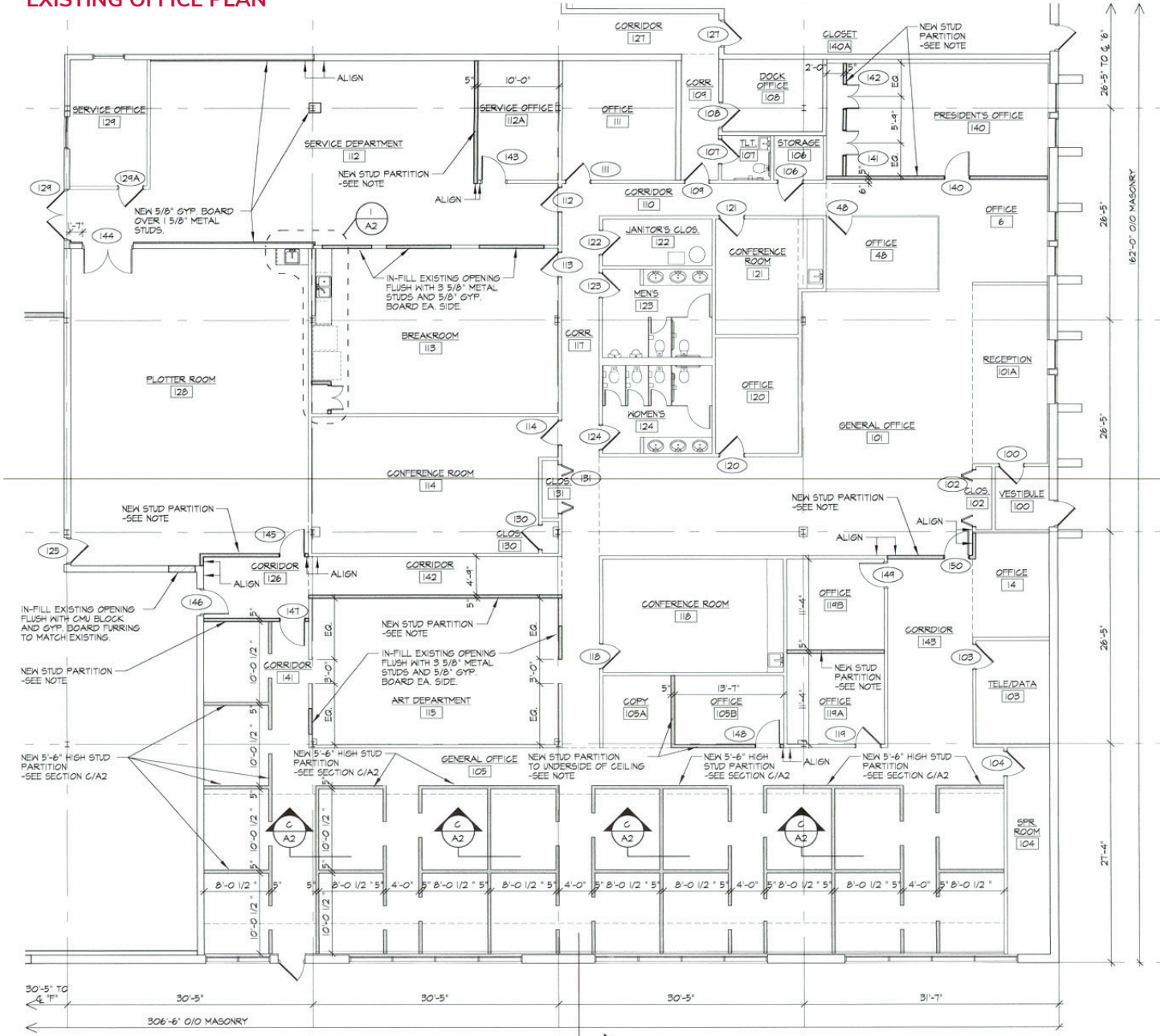
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EXISTING OFFICE PLAN



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