

AVAILABLE FOR LEASE

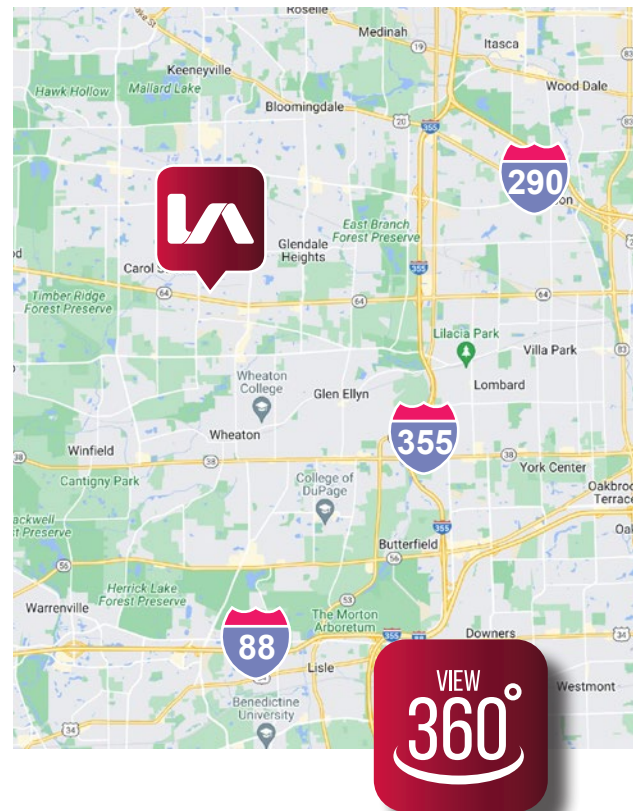
305-307 E. NORTH AVENUE

CAROL STREAM, ILLINOIS



BUILDING SPECIFICATIONS — UNIT 307:

BUILDING SIZE:	50,050 SF
AVAILABLE UNIT:	17,212 SF (Unit 307)
OFFICE:	2,611 SF
SITE SIZE:	4.11 acres
CLEAR HEIGHT:	26'
LOADING:	› 2 exterior truck level docks › 1 drive-in door (12' x 14')
PARKING:	40 spaces (expandable)
POWER:	400A @ 277/480V
LIGHTING:	LED light fixtures
SPRINKLERED:	Fully
OPERATING EXPENSES:	OPEX: \$0.84 PSF Property Tax: \$2.31 PSF Management fee: 3%
LEASE RATE:	Subject to Proposal
COMMENTS:	› Ownership will consider shorter-term lease / flexible terms › High-image facility with North Avenue frontage › 100% A/C › Easy expressway access › Low DuPage County taxes › 1,250 pallet positions available (see attached rendering)



[Click here for 3D tour](#)

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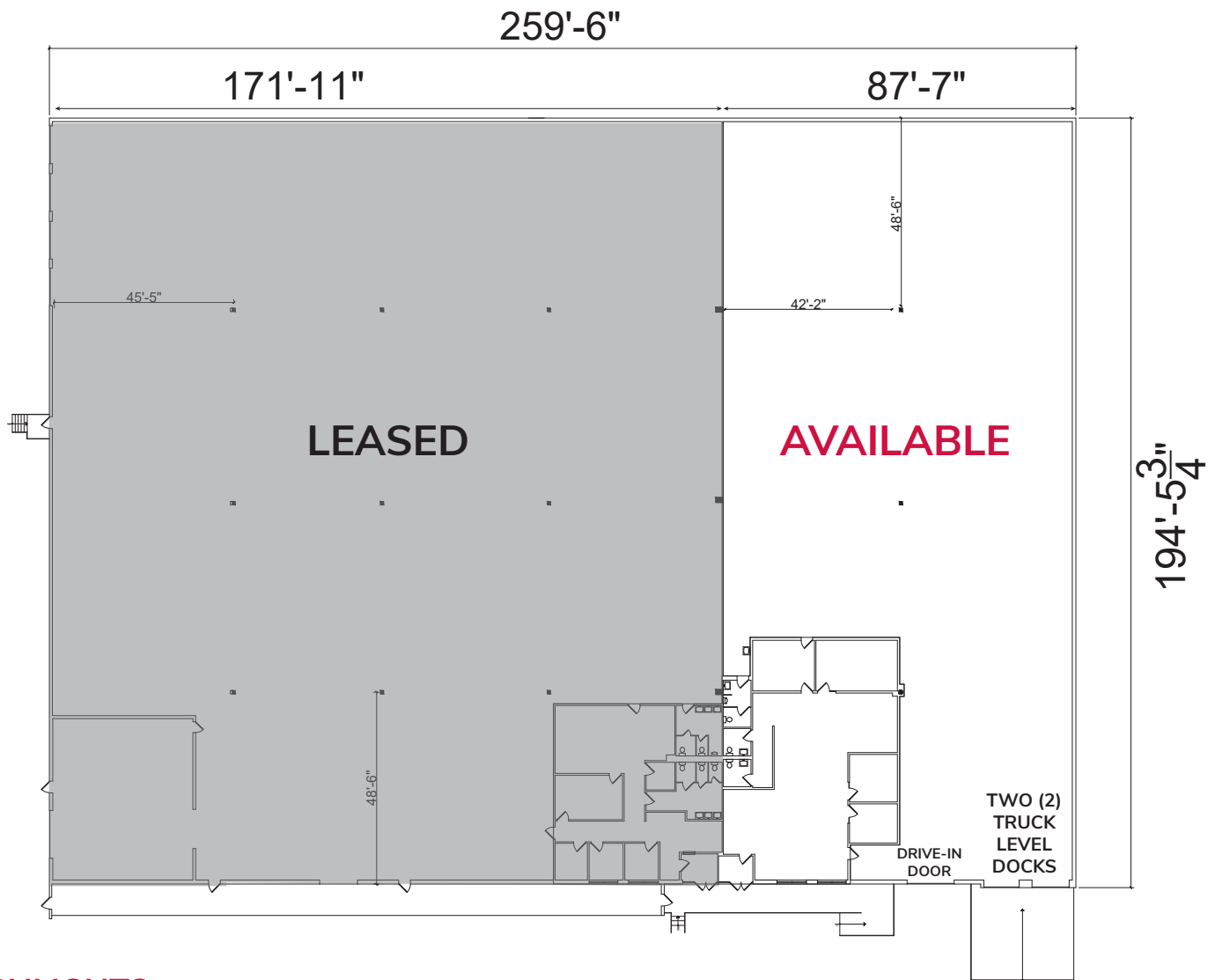


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HIGHLIGHTS:

- 14,601 SF warehouse area
- 2,611 SF office area
- Two truck level docks
- One 12' x 14' drive-in door
- 100% A/C
- Exposure on North Avenue
- LED light fixtures with motion sensors
- 1,250 pallet positions available (see attached rendering)



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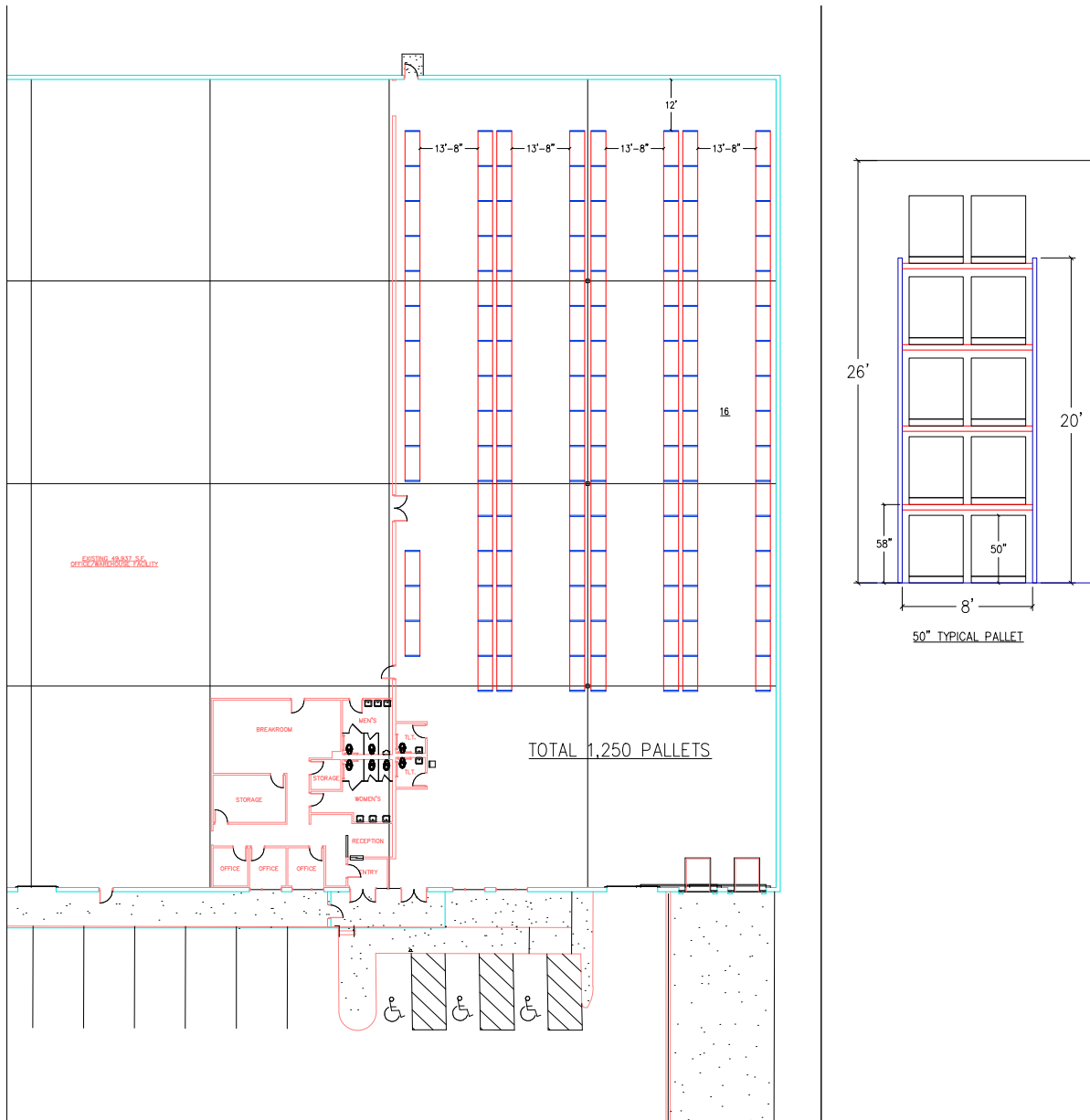
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RACKING RENDERING – 1,250 PALLET POSITIONS AVAILABLE



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