

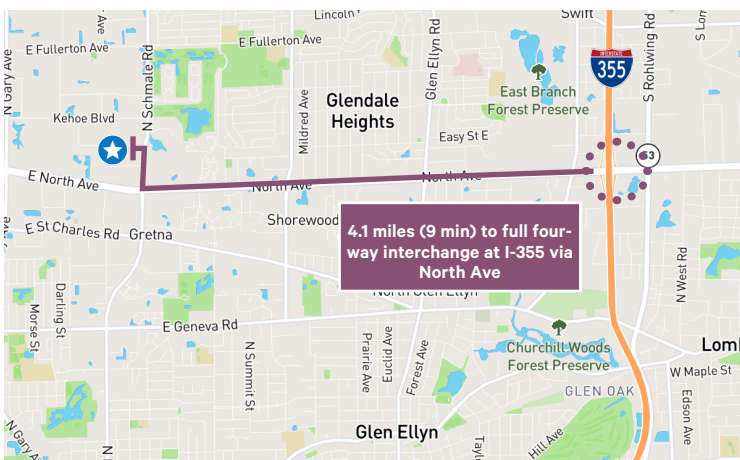
480 Randy Road Carol Stream, IL

 Outdoor Storage  Truck Repair  Full Concrete Car Parking Lot



Specifications

Building Size:	14,375 SF
Land Site Size:	1.09 acres
Office Size:	First Floor: 2,763 SF Second Floor: 2,226 SF Total: 4,989 SF
Ceiling Height:	18' clear
Loading:	2 interior docks 2 drive-in doors (12' x 14')
Car Parking:	24 spaces (expandable)
Lighting:	LEDs throughout
Asking Net Lease Rate:	\$16.50 PSF
Asking Sale Price:	Subject to offer
Date Available:	November 1, 2022
Real Estate Taxes:	\$31,386.36 annually (\$2.18 PSF) payable 2022



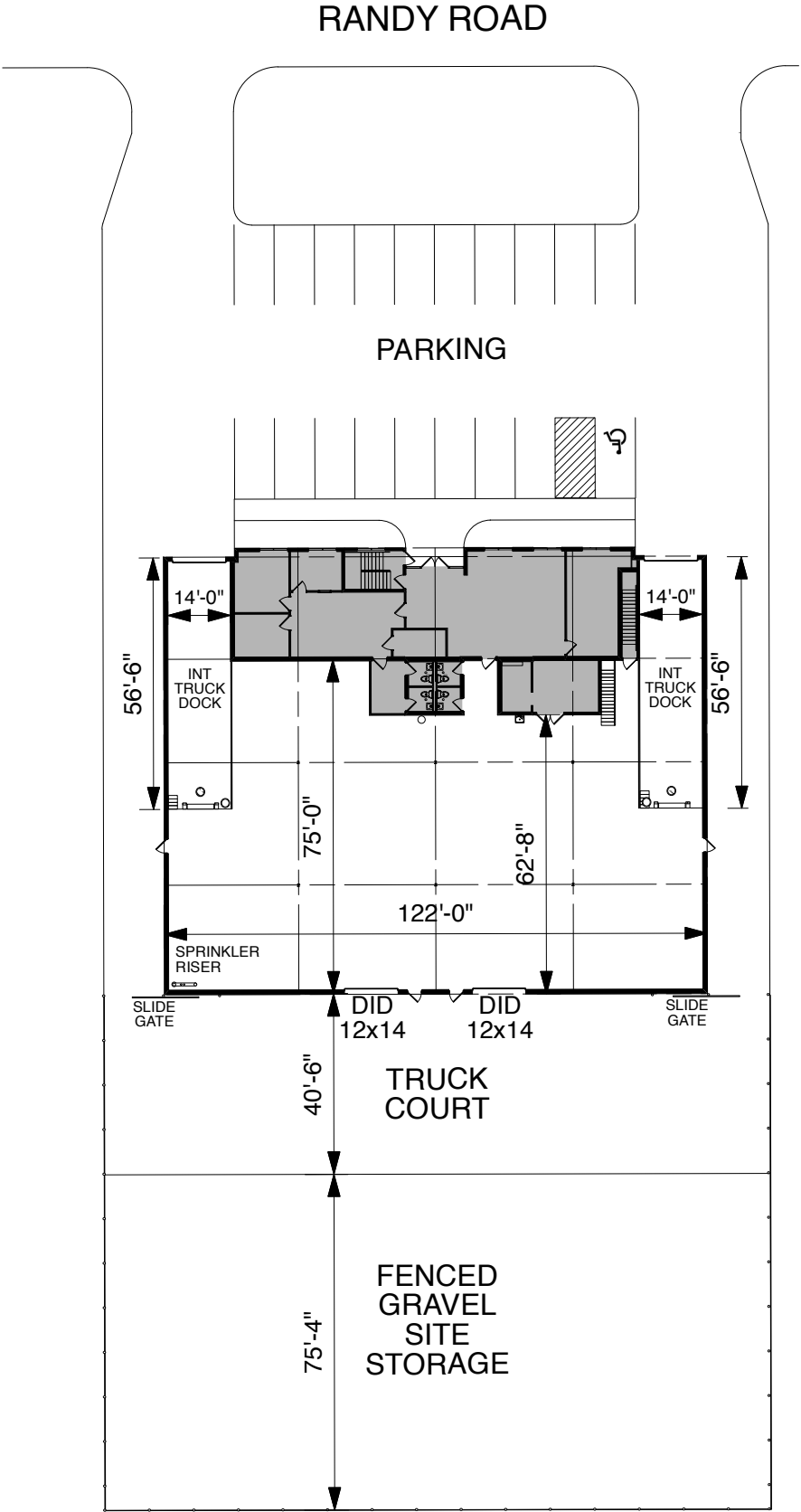
Highlights

- + Large secured yard available for outside storage and/or truck repair (±116' deep)
- + Easily divisible to two units
- + LED lighting throughout
- + Full concrete car parking lot

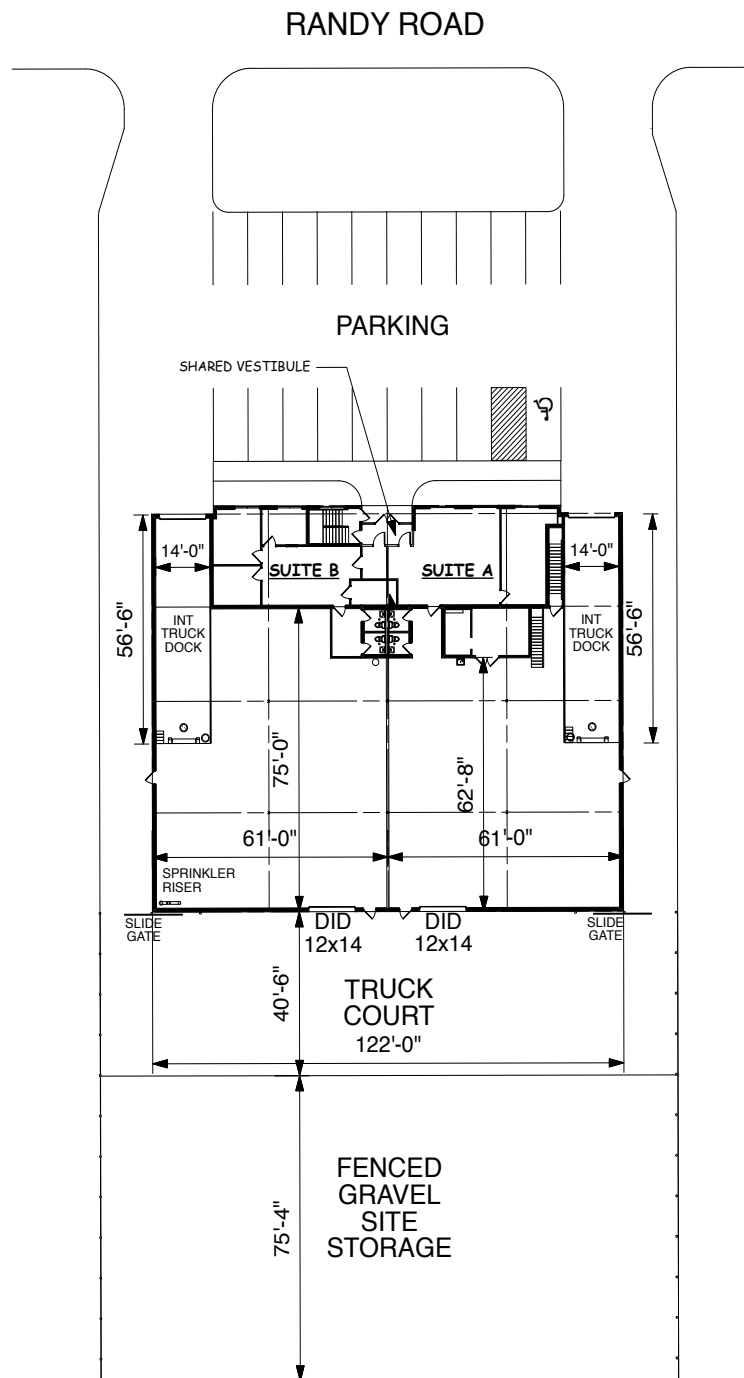


Large secured yard available for
outside storage and/or truck repair
(± 116' deep)

Existing Layout



Potential Multi-Tenant Layout



Contact Us

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