

AVAILABLE
500 REGENCY DRIVE
GLENDALE HEIGHTS, IL – DUPAGE COUNTY



BUILDING SPECIFICATIONS:

BUILDING SIZE:	160,660 SF
OFFICE:	18,523 SF (2-story) + 2,102 SF warehouse office
SITE SIZE:	9.42 acres
CLEAR HEIGHT:	25'
COLUMN SPACING:	35' x 39'6" (typical)
LOADING:	› 7 exterior docks (6 with levelers) (expandable) › 1 interior dock (with leveler) › 2 drive-in doors
PARKING:	› 200+ spaces (expandable) › Trailer parking available
POWER:	2000 amps @ 480 volts
LIGHTING:	New LED lighting
SPRINKLER:	Wet System
CRANE	5-ton overhead crane servicing the interior dock (65' depth) and 16' x 12' drive-in door
CAM:	\$0.42 PSF (Est. 2022)
INSURANCE:	\$0.08 PSF (Est. 2022)
REAL ESTATE TAXES:	\$1.53 PSF (Est. 2022)
PROPERTY MANAGEMENT:	3% of gross rent
LEASE RATE:	Subject to Proposal
COMMENTS:	› Immediate proximity to Army Trail Road / I-355 full interchange › Significant manufacturing infrastructure in place



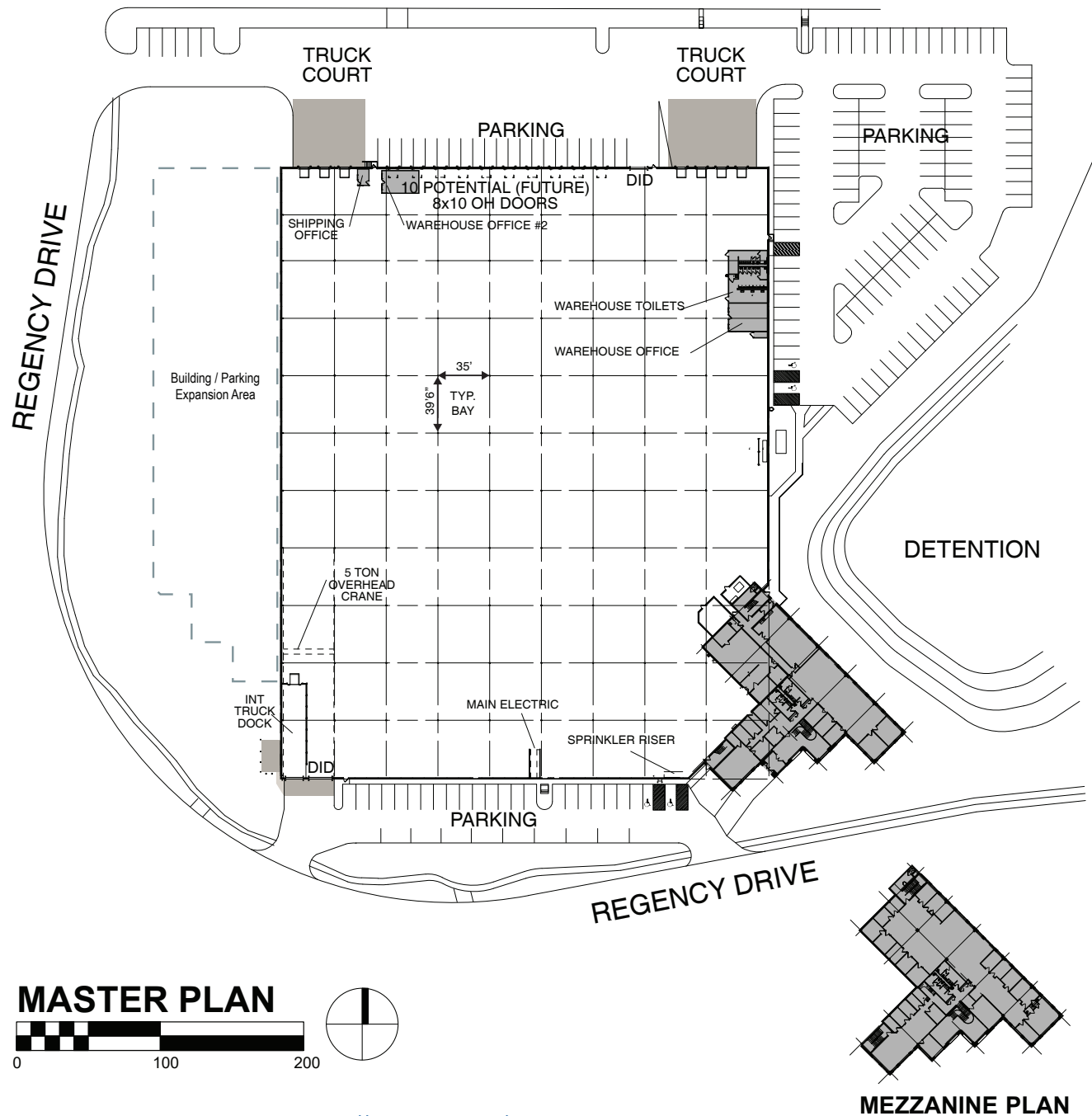
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other 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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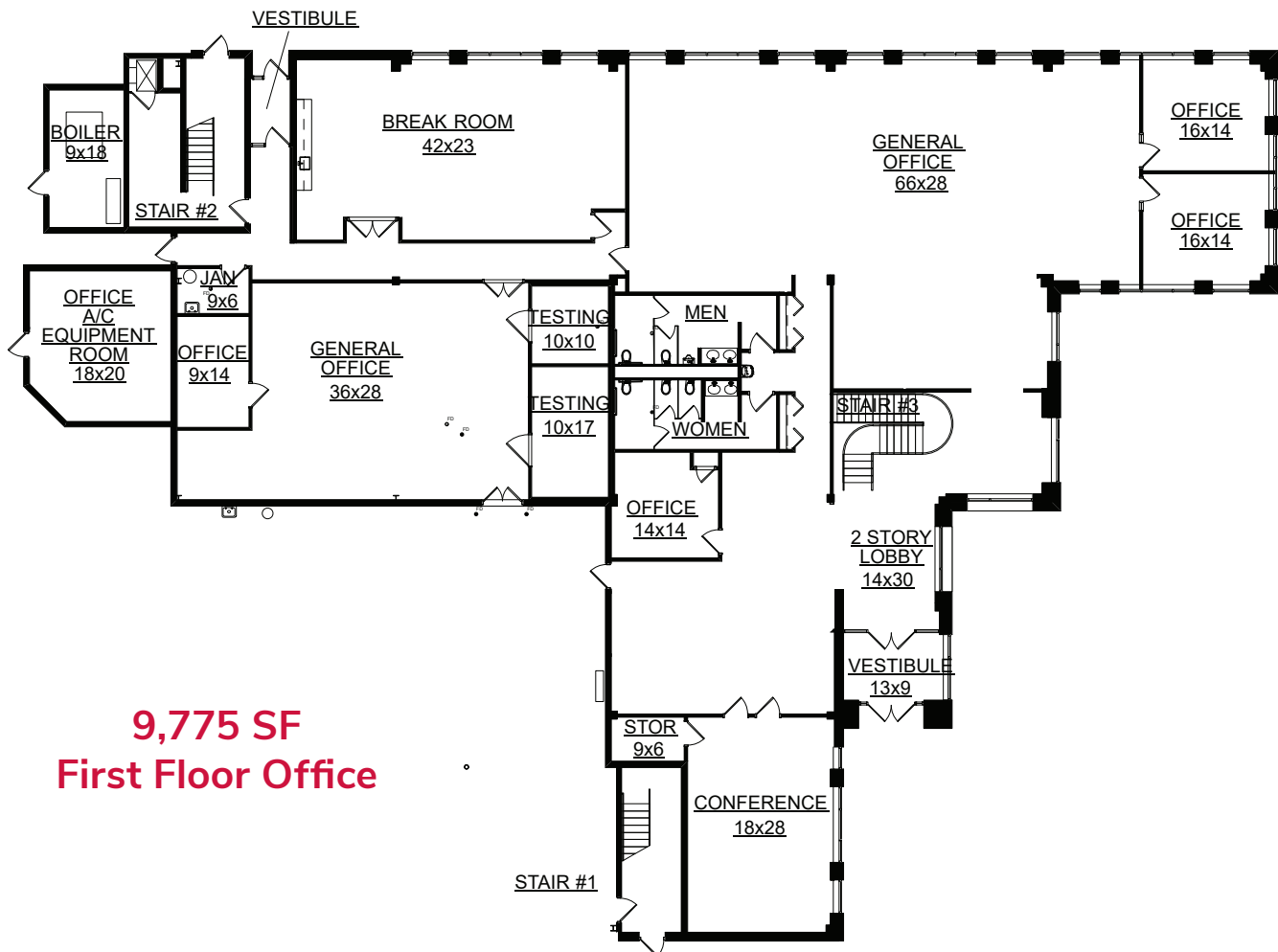
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9,775 SF
First Floor Office



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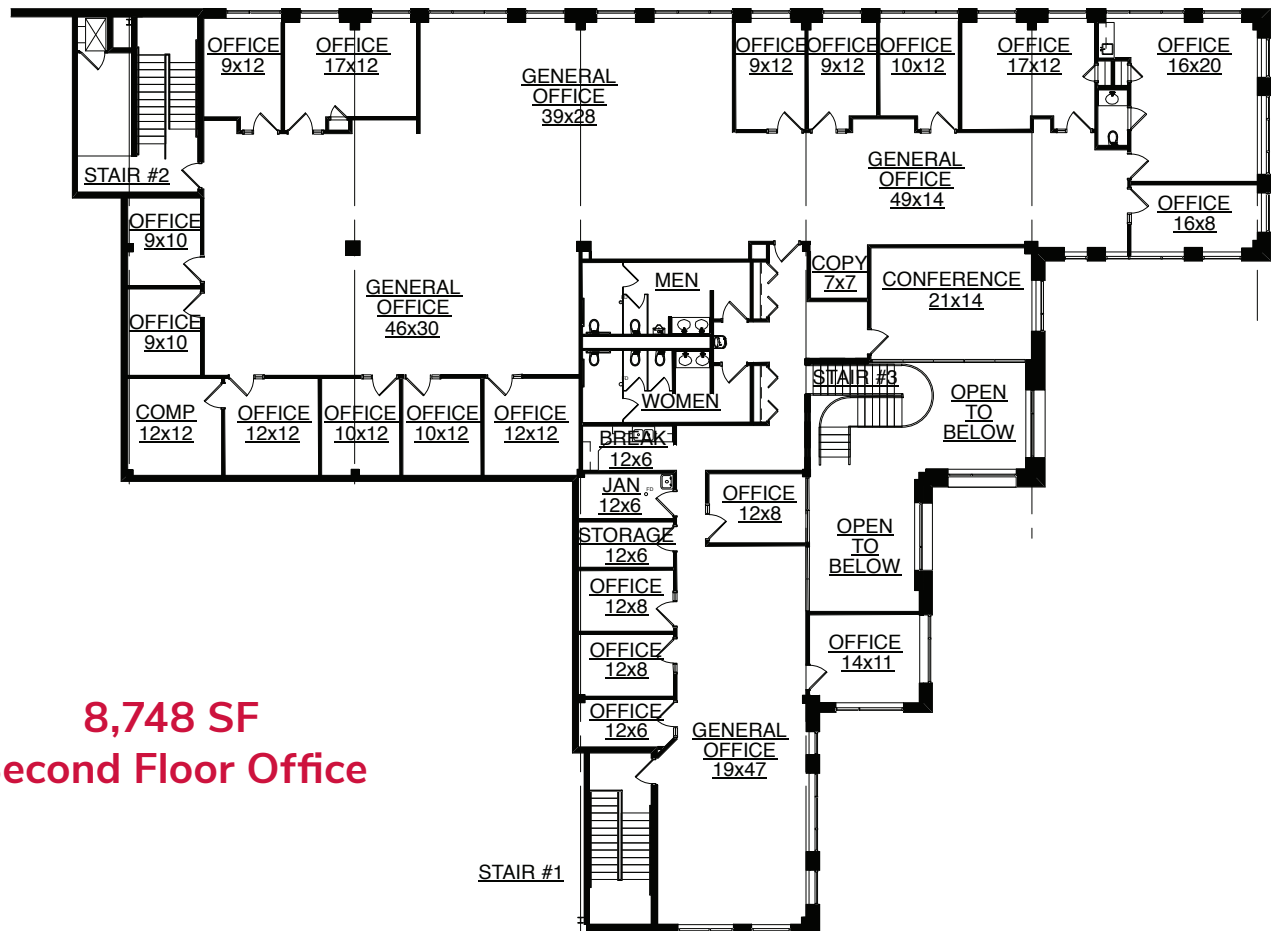
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8,748 SF
Second Floor Office



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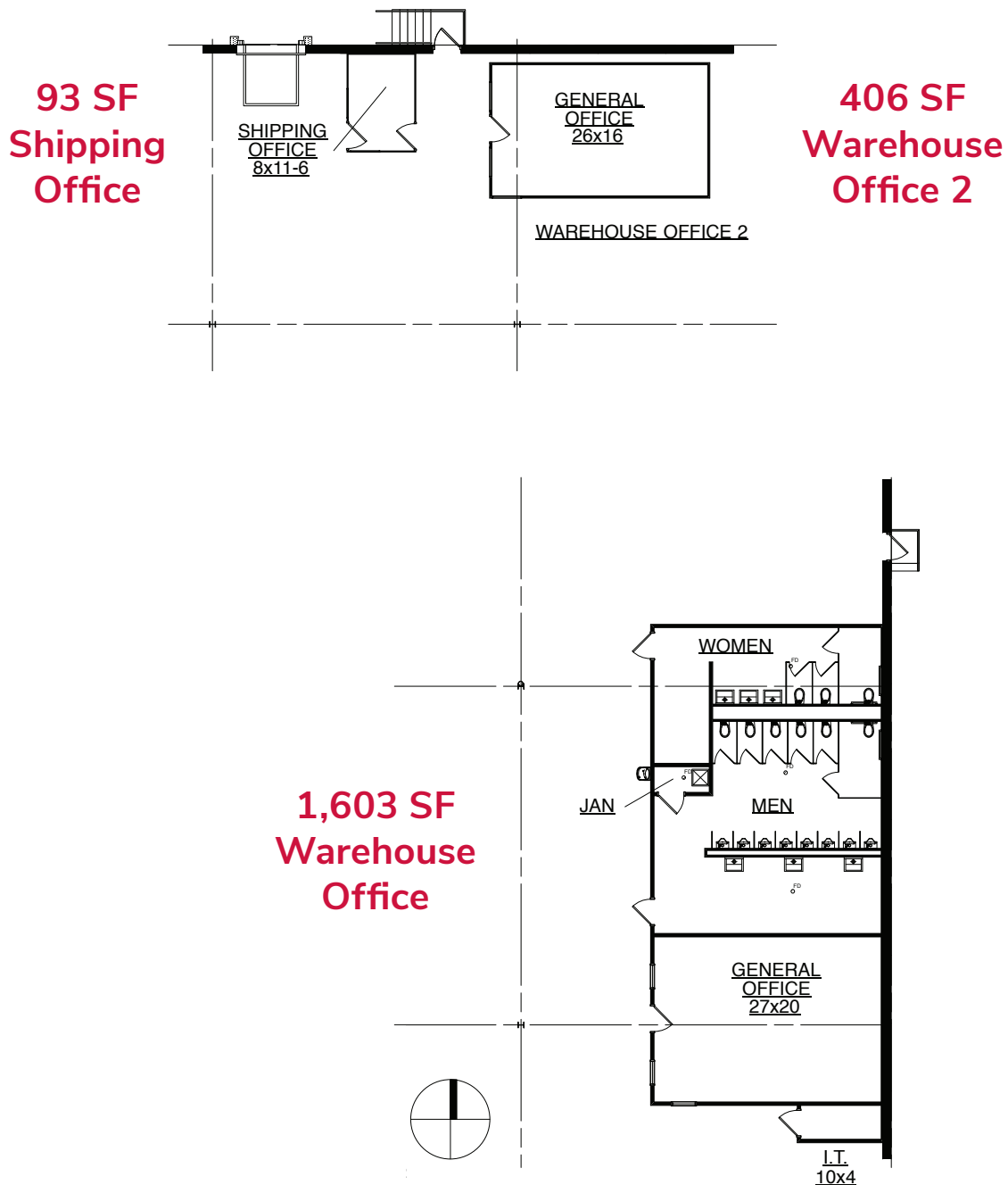


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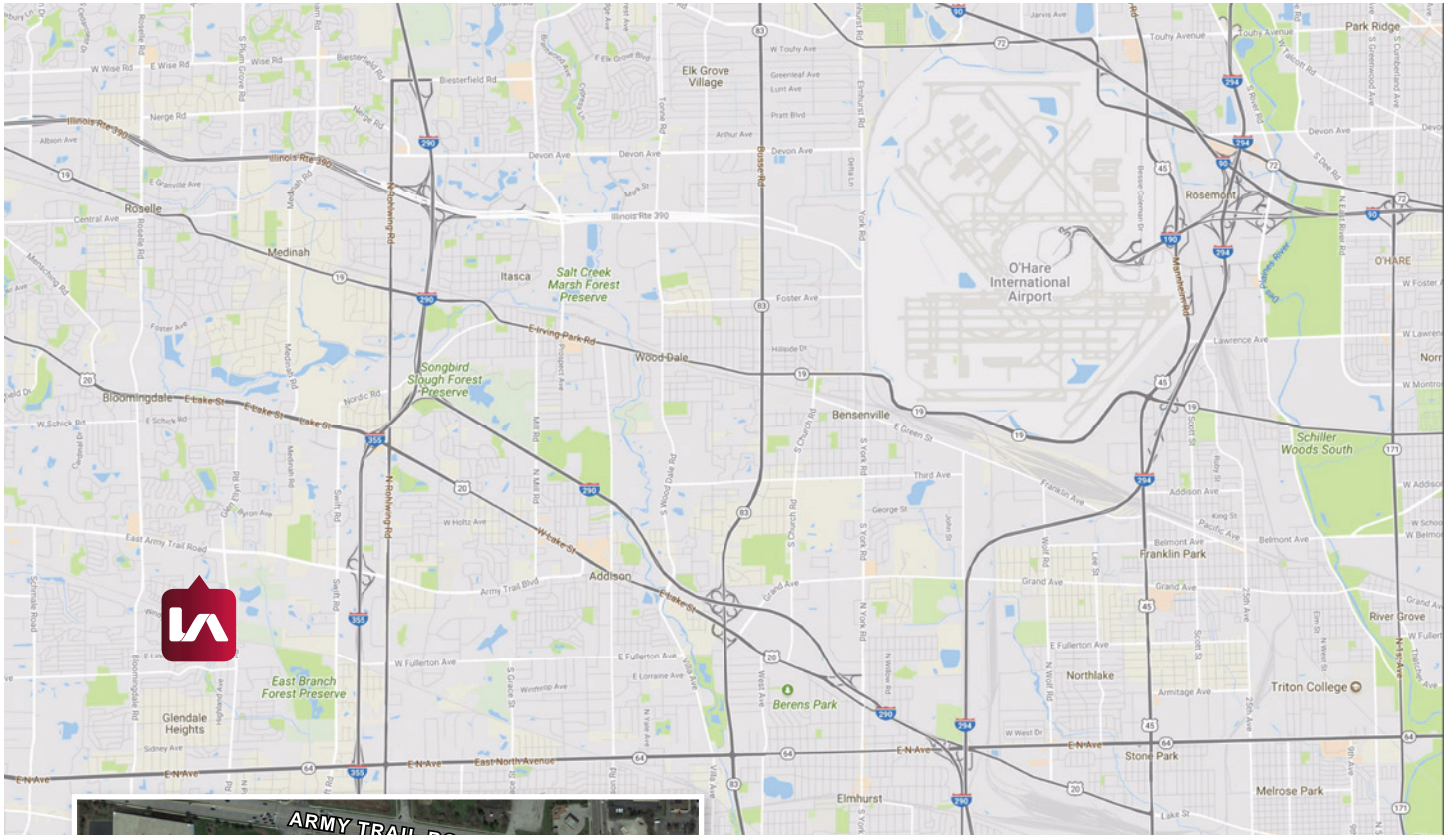
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LOCATION HIGHLIGHTS

- 1.7 miles to I-335 / Army Trail Road full interchange.
- Located in prestigious High Grove Center of DuPage Business Park.
- Close proximity to O'Hare International Airport.
- Low DuPage County taxes.

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