

For Lease 45,750 SF

Turnberry Lakes Business Park

101 S. Gary Avenue, Unit B - Roselle, Illinois



About This Property

- Ideal for Warehouse / Manufacturing
- Direct Access to I-390 Elgin/O'Hare @ Gary Ave.
- Low DuPage County Taxes
- High Image Turnberry Lakes Business Park

101 S. Gary	Unit B
Available:	45,750 SF
Office:	5,180 SF
Ext. Docks:	6 existing (with levelers) (4 future docks)
DID:	1
Power:	400AMP @ 480/277V
Car Parking:	48

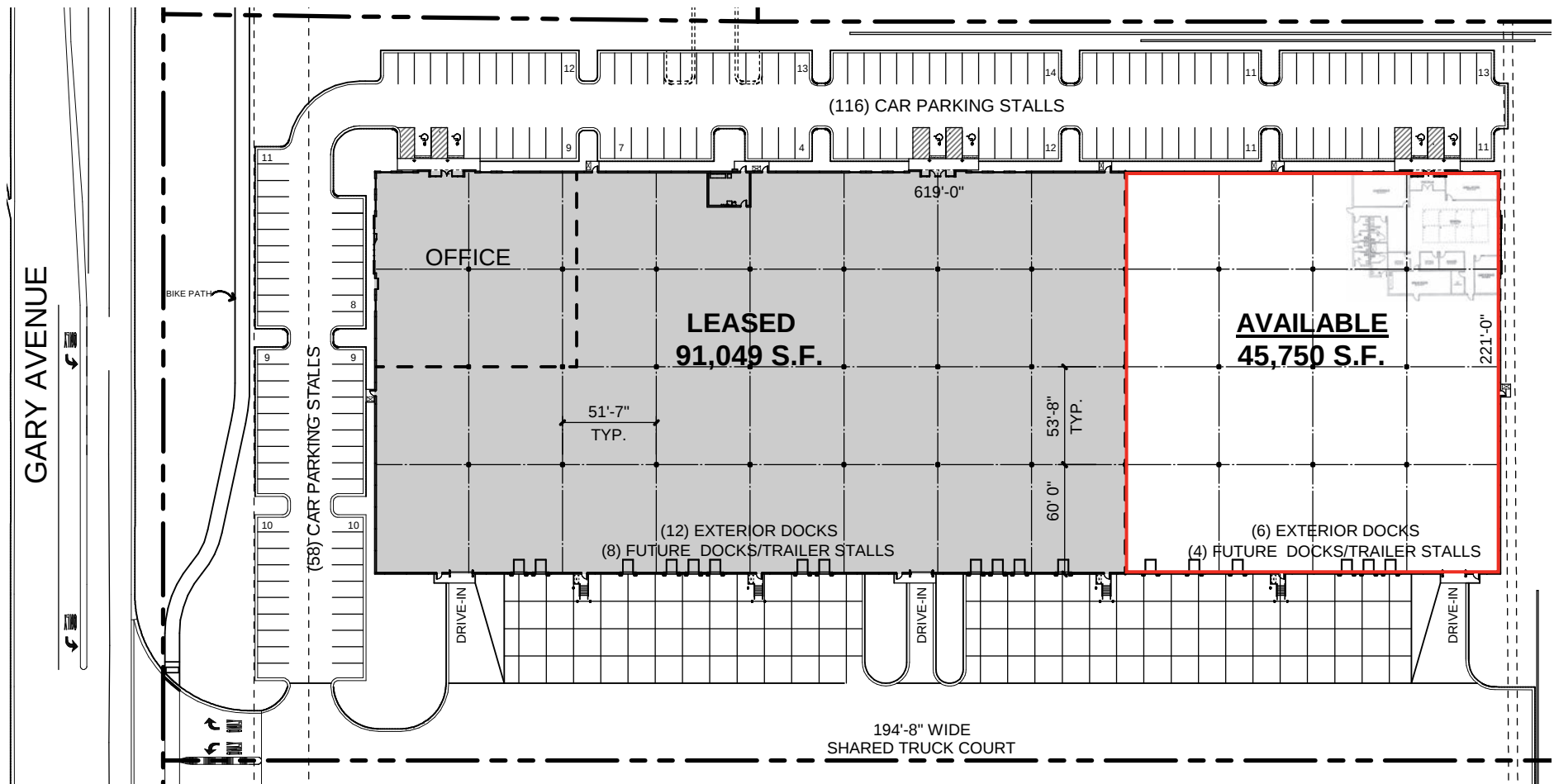
Total Building:	136,799 SF
Clear Height:	30'
Lighting:	T-5 Warehouse
Sprinklers:	ESFR system
Year Built:	2014
CAM:	\$0.95 PSF (Est. 2023)
Real Estate Taxes:	\$1.30 PSF (Est. 2023)
Rent:	STO
Available:	7/1/23

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101 S. Gary Avenue, Unit B | Site Plan

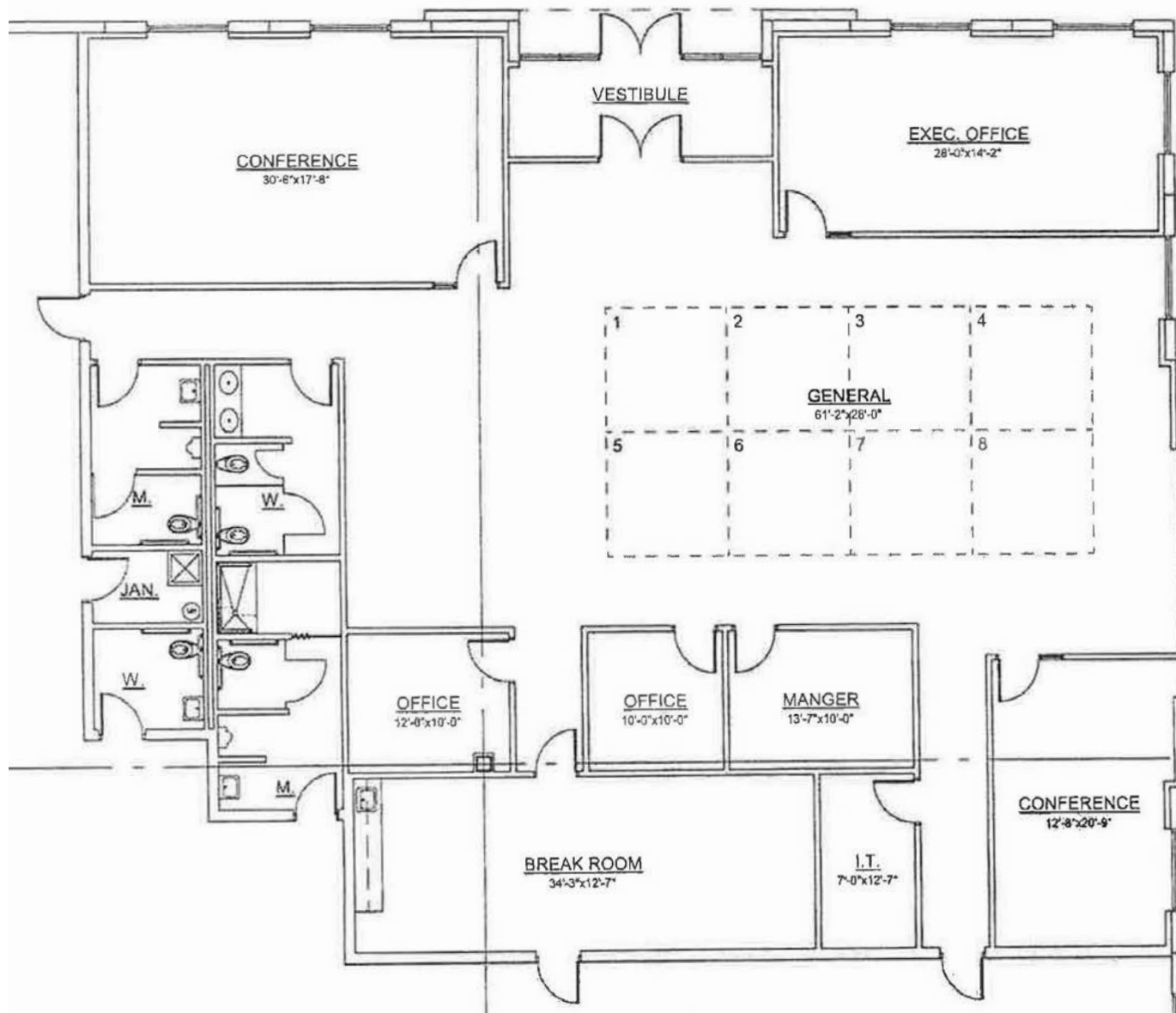


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101 S. Gary Avenue, Unit B | Office Plan

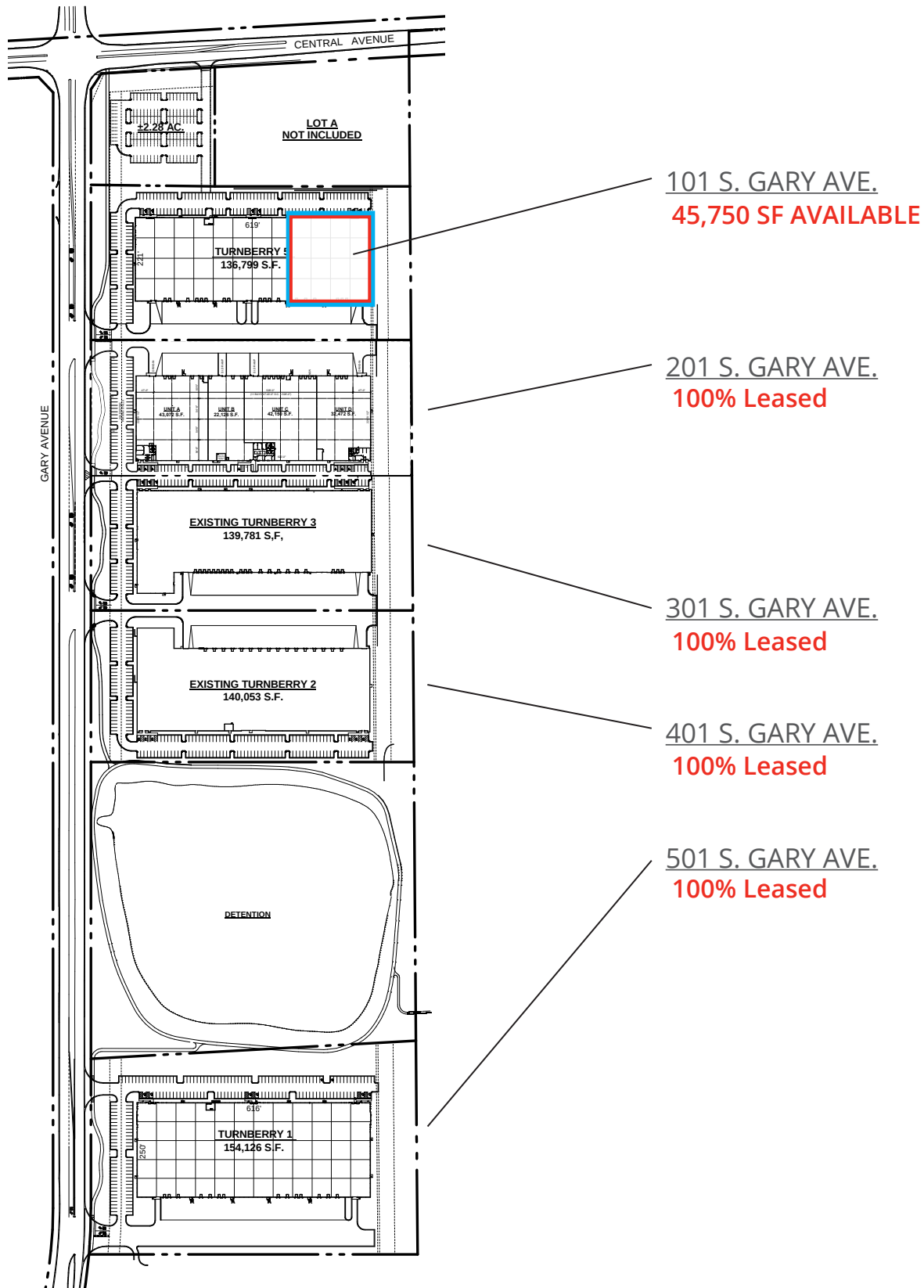


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Turnberry Lakes Business Park | Overall Park Site Plan



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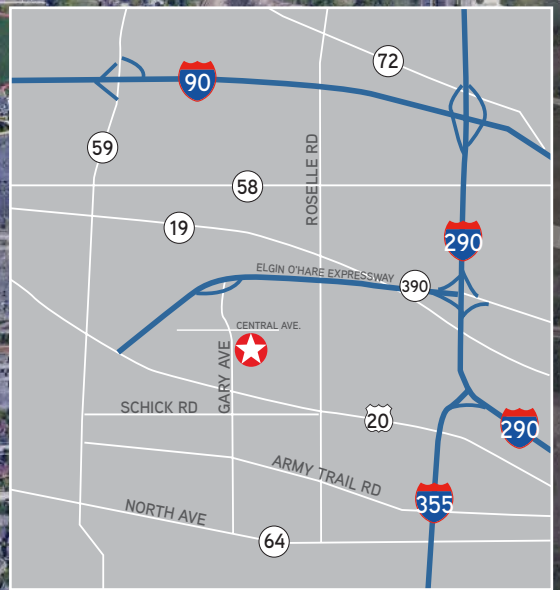
101 S. Gary Avenue, Unit B | Photos



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