



JAMES CAMPBELL
COMPANY

For Lease
**28,764 SF /
35,431 SF**



1000 Stevenson Court Roselle, IL

Contact us:

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6250 N. River Road, Suite 11-100
Rosemont, IL 60018
colliers.com

Suite 101

- **Available Size: 28,764 SF**
- Office Size: 2,047 SF
- Loading: 5 ext. docks
- Power: 400 amps @ 480 volts
- Parking: 20 cars
- Possession: Immediate

Suite 106

- **Available Size: 35,431 SF**
- Office Size: 1,900 SF
- Loading: 5 ext. docks
- Power: 200 amps @ 480 volts
- Parking: 25 cars
- Possession: Immediate

Property Overview

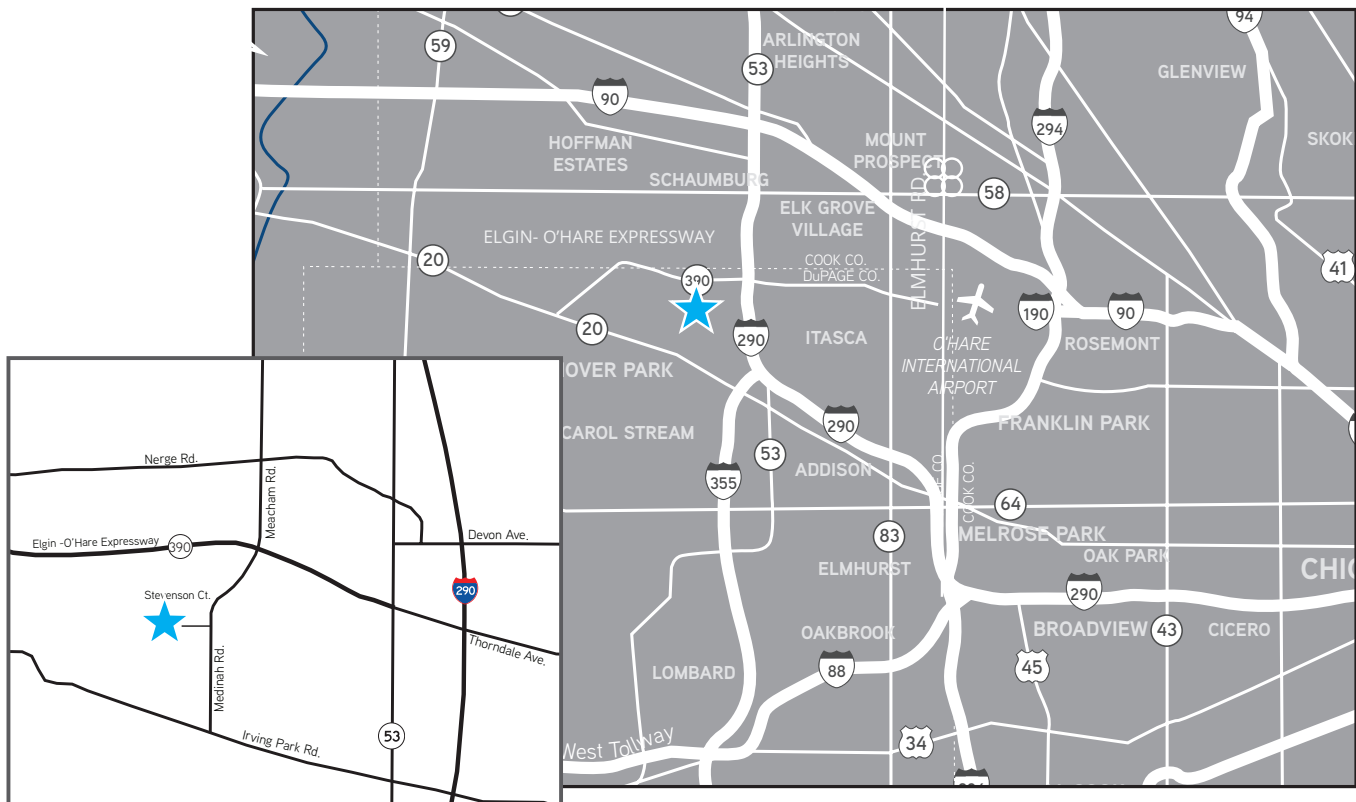
- Building Size: 169,050 SF
- Sprinklers: Fully
- Clear Height: 22' clear
- Built: 1987
- Bay Size: 35' x 40'
- Easy Access to major expressways (Elgin - O'Hare/I-290/I-355)
- Low DuPage County Taxes
- R.E. Taxes: \$1.36/SF (2026 est.)
- CAM: \$1.16/SF (2026 est.)
- Rental Rate: STO

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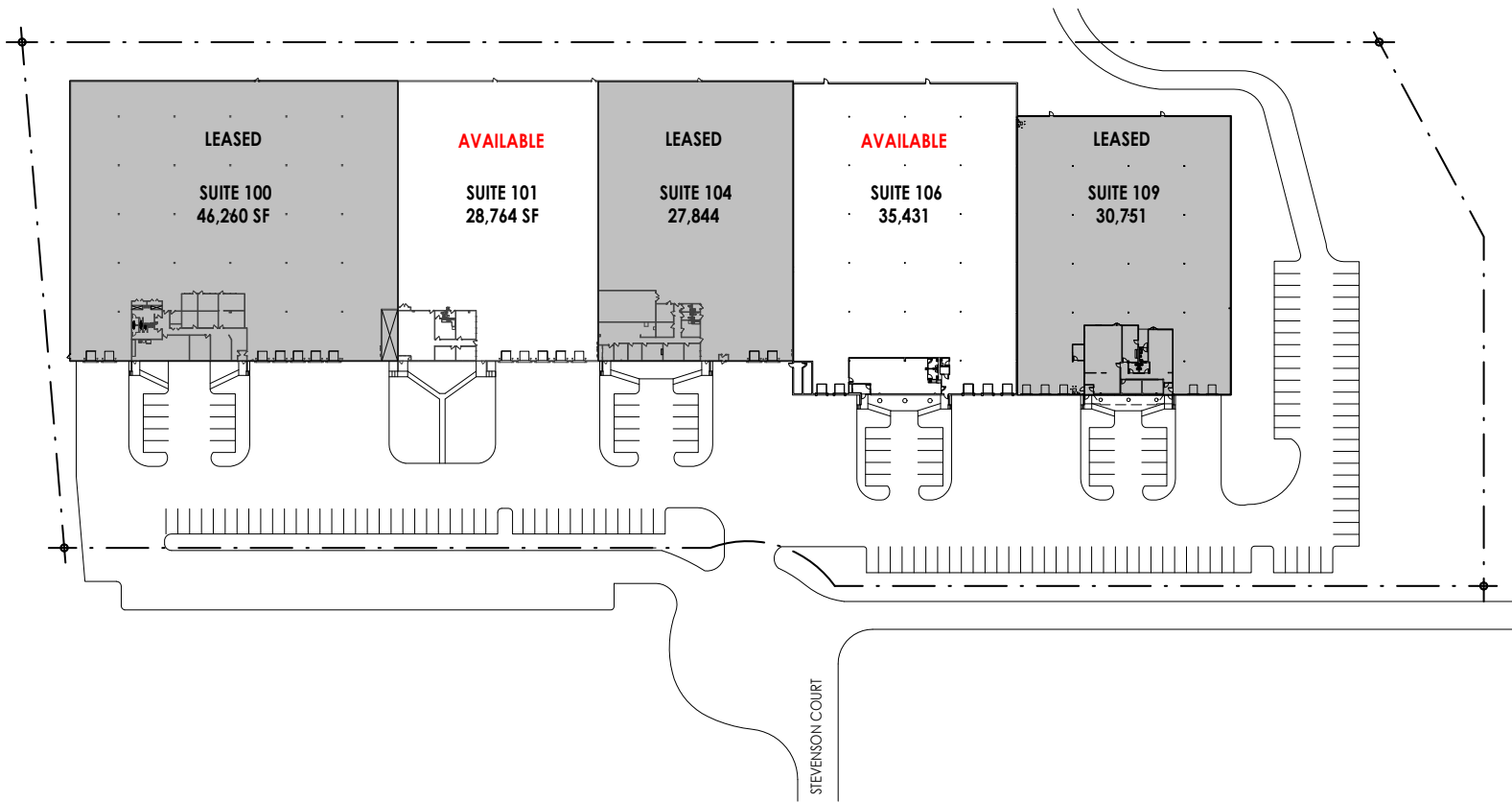
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SITE PLAN



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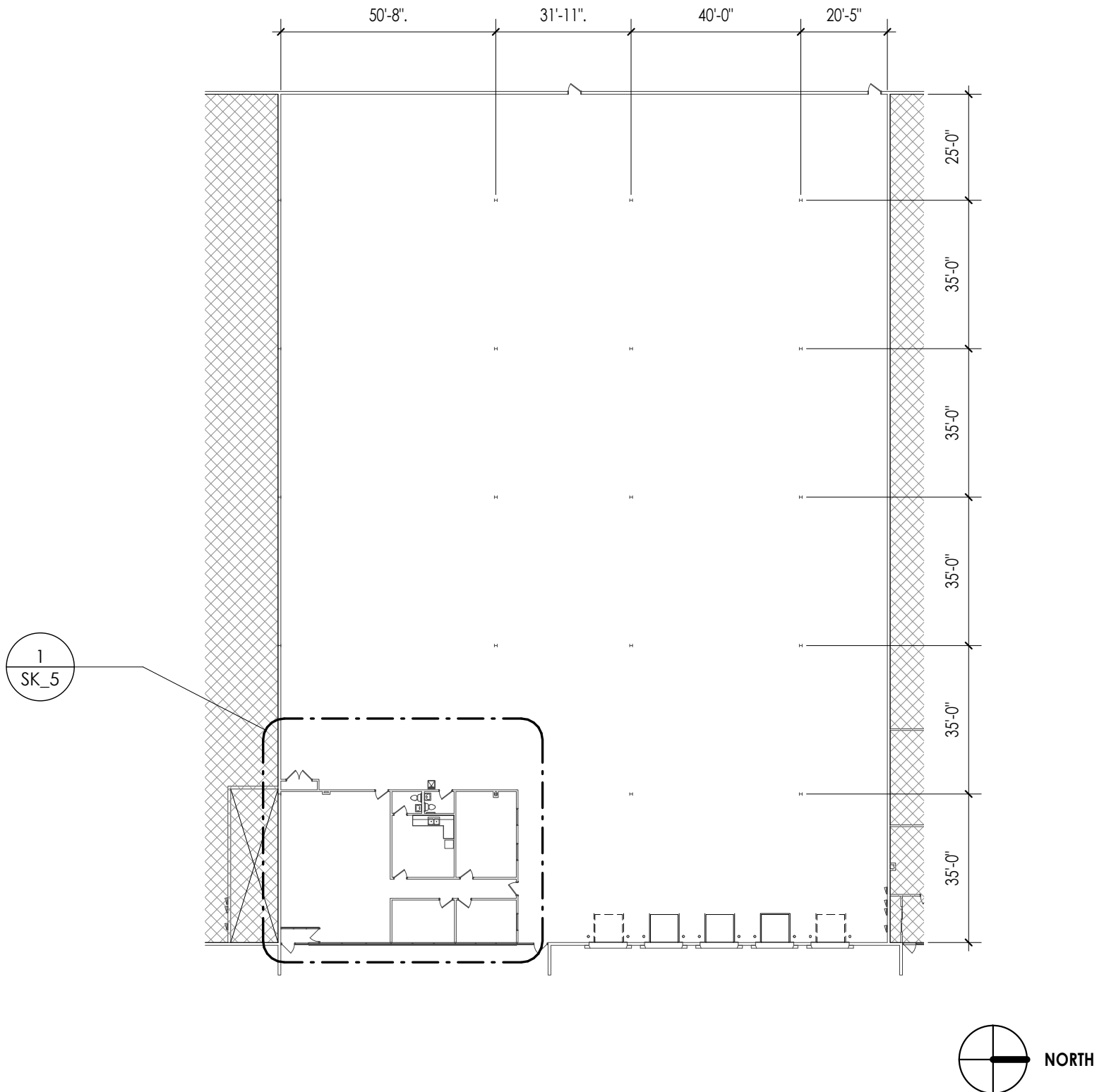
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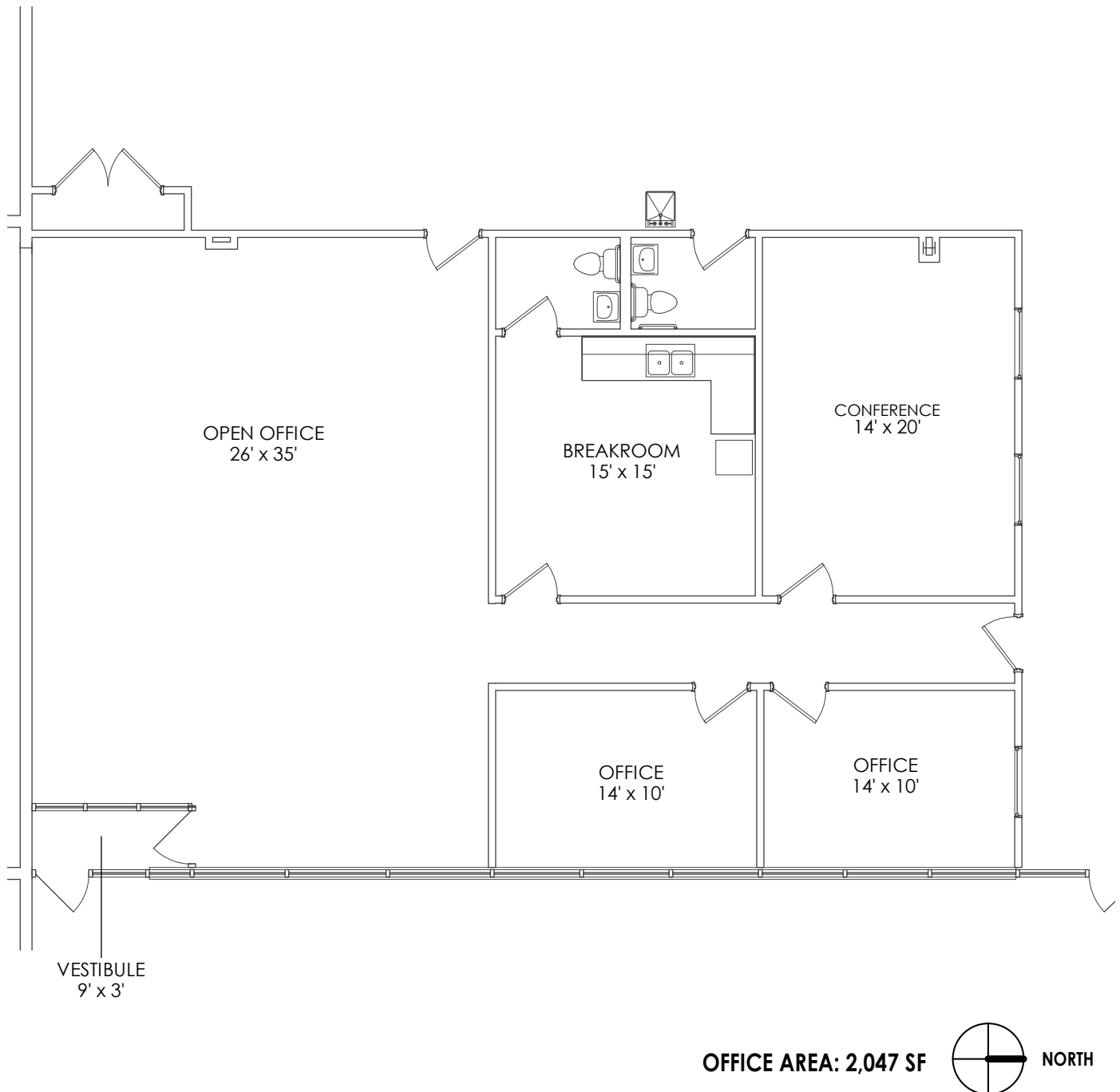
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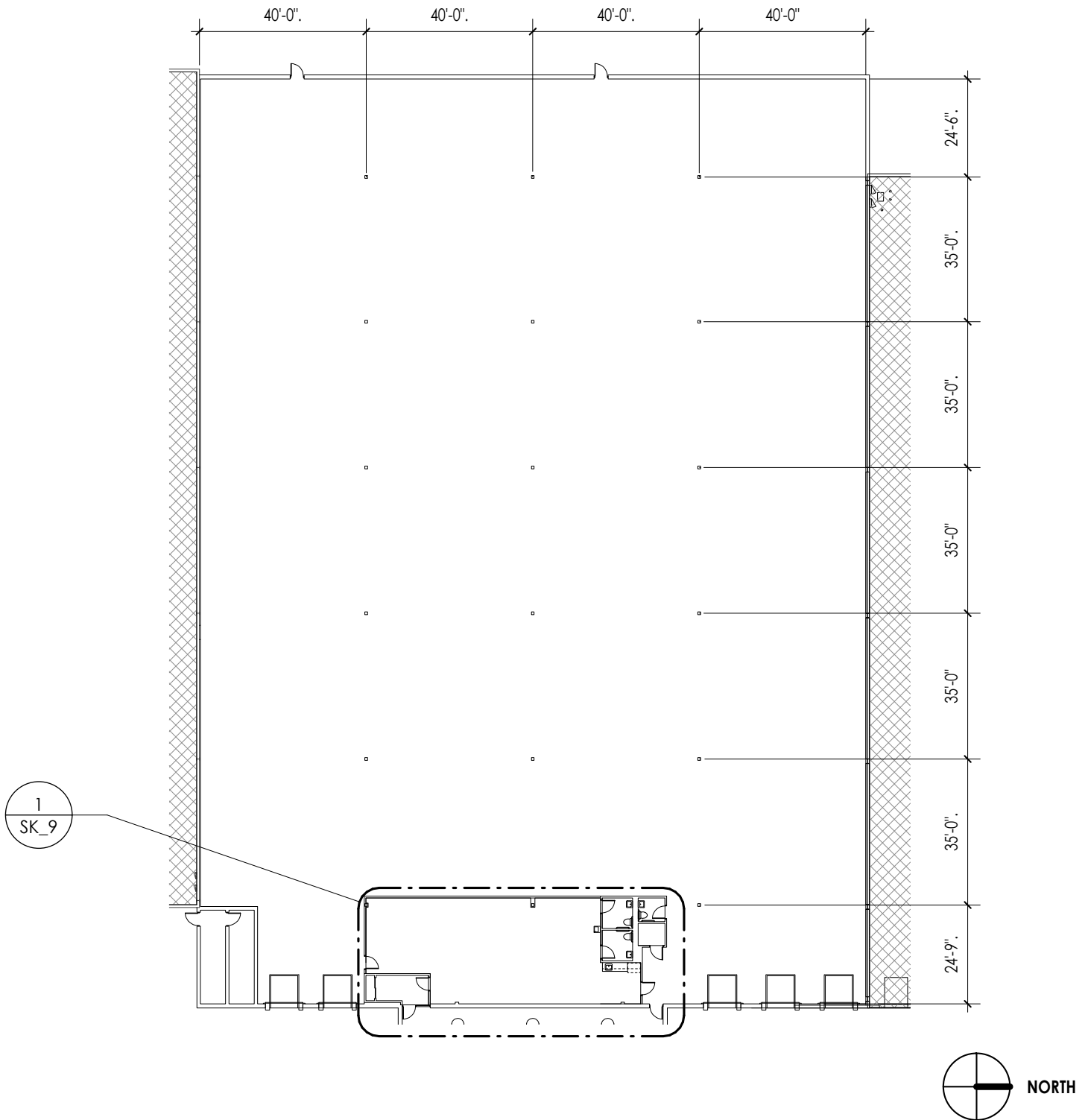
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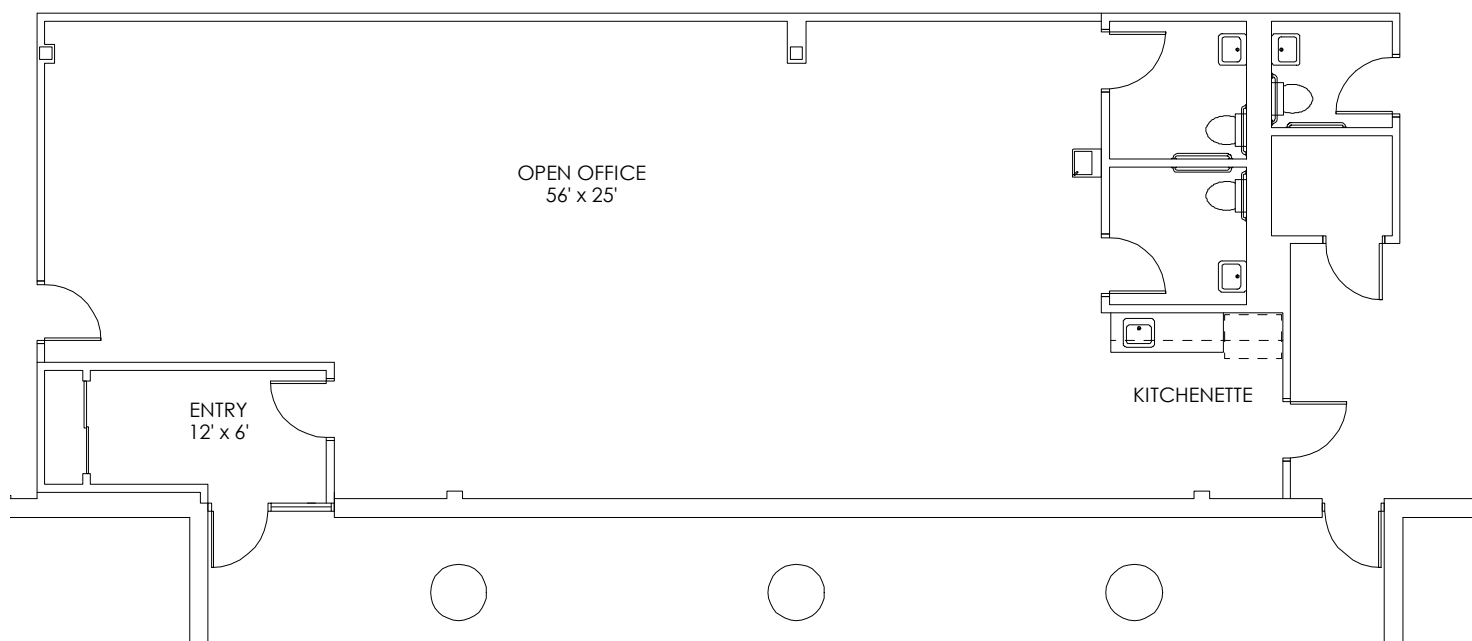
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OFFICE AREA: 1,835 SF



NORTH

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