

AVAILABLE FOR SALE or LEASE

**1500 SHORE ROAD,
NAPERVILLE, ILLINOIS**



DARWIN
R E A L T Y

CORFAC International



- 43,453 sf building on ± 2.65 acres
- 2,657 sf office area
- 19' ceiling height
- 4 interior docks; 2 drive-in doors
- 36 car parking
- Fully Air Conditioned
- Power Backup Generator
- 1,200 amps; 480/277 volts
- Sprinklered
- New Exterior Paint (2021)
- Real estate taxes: \$1.29 psf (2020 pd 2021)
- Insurance / CAM / PM: \$1.19 psf
- Lease Rate: \$6.50 net psf
- Sale Price: \$3,910,770 (\$90.00 psf)
- Possession: June 1, 2022



NOEL S. LISTON

Principal

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Associate

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Submitted subject to error, change in status, or withdrawal without notice.

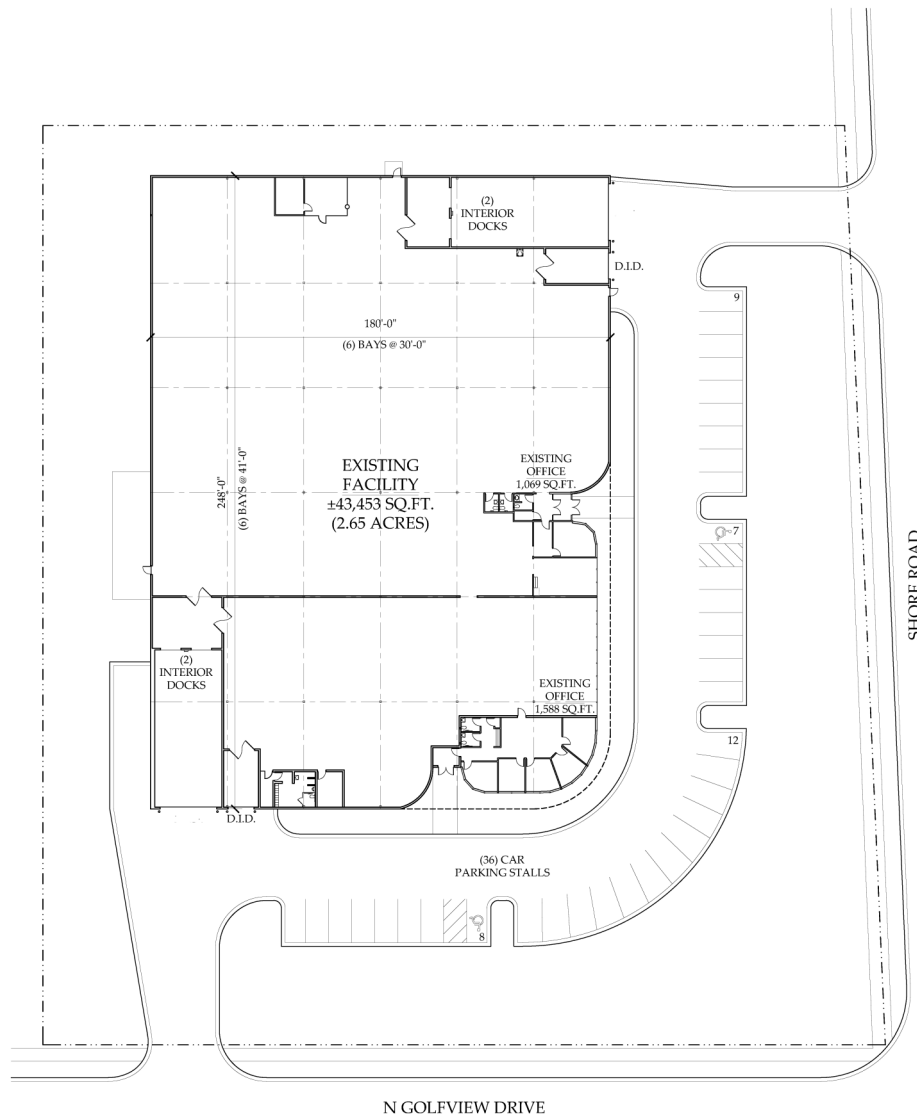
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Professionally owned and managed by



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