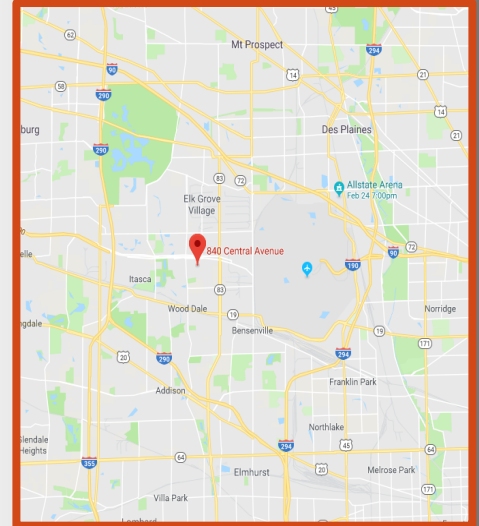


# Industrial - For Lease

840 N. Central Ave. Wood Dale, IL 60191



**Excellent location just minutes from I-290, 294, 355, and 83. This brick and block construction is perfect for a variety of different uses such as Light Manufacturing, Research and Development, Distribution Warehouse, or Flex Space.**

## **Building Features**

- **Building Size: 25,562 Sq. Ft.**
- **840 Central Ave: 11,660 Sq. Ft.**
- **Minimum Divisible: 11,660 Sq. Ft.**
- **Maximum Contiguous: 11,660 Sq. Ft.**
- **Construction: Masonry, structural steel, torch grade rubber roof**
- **Drive In Doors: (1) 10' x 14'**
- **Loading Dock: (2) 12' x 14'**
- **Parking: 10 Surface Spots**
- **Ceiling Heights: 17' Clear**
- **Sprinklers: Yes**
- **2018 ReTax: \$0.94/Sq. Ft**
- **Lease Rate: \$5.50/Sq. Ft. NET**
- **Zoning: Business Park**

**Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.**

## **Contacts**

Rachael Rosene  
Leasing Manager  
847-665-7070  
Rachael@Nordicltd.com



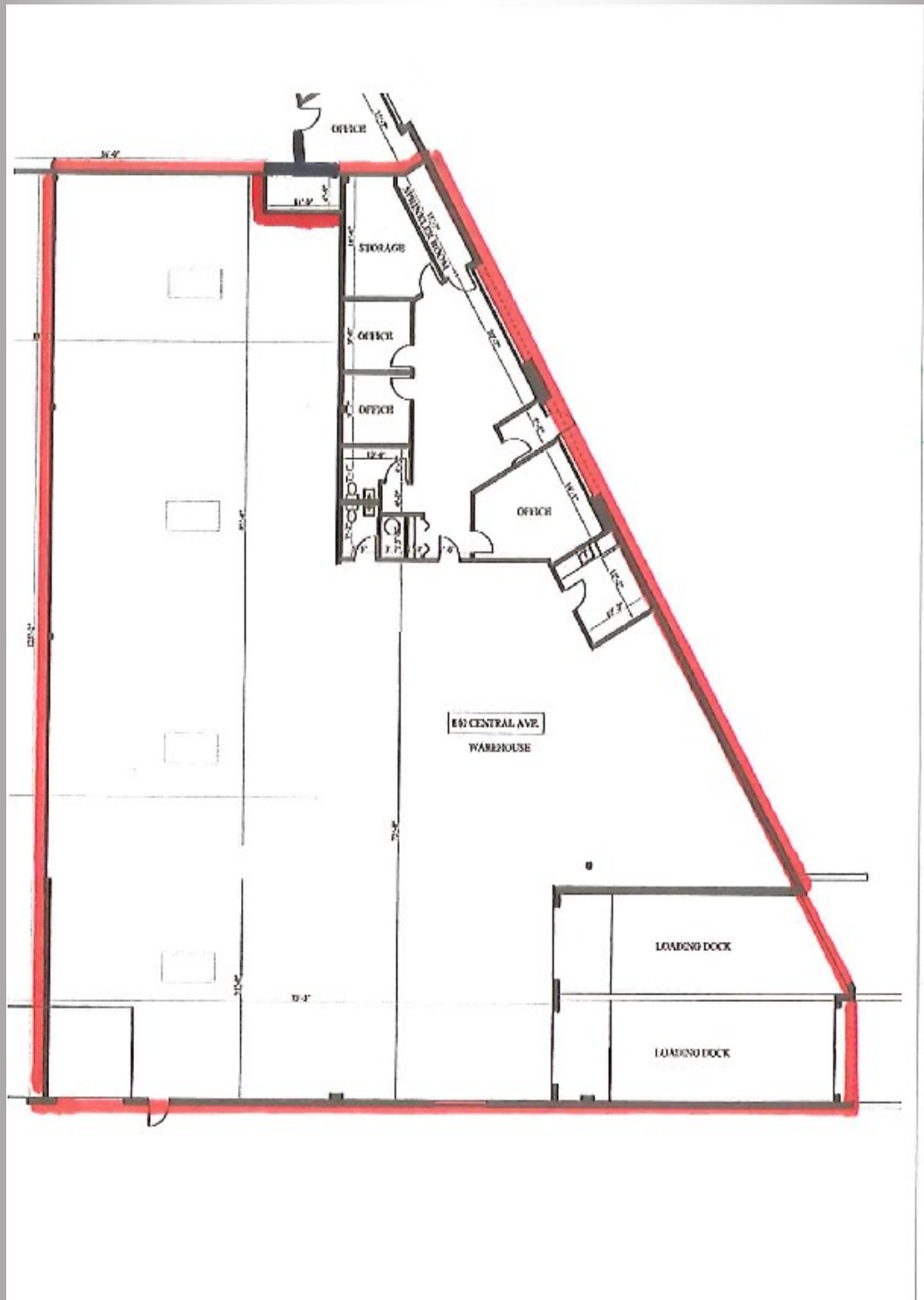
Stephanie Gullo  
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