

95,074 SF (Divisible) For Lease

146-154 ALEXANDRA WAY
CAROL STREAM | DUPAGE COUNTY, ILLINOIS



EXCEPTIONAL DUPAGE
COUNTY LOCATION

PROPERTY FEATURES

- FREESTANDING, CLASS A BUILDING
- EXTERIOR LOADING
- HIGH DOCK RATIO
- DUPAGE COUNTY TAXES
- DEMISED FOR TWO-TENANTS
- PROXIMITY TO AREA HIGHWAYS, INTERSTATES & O'HARE INTERNATIONAL AIRPORT
- EXCEPTIONAL ACCESS VIA I-355 & NORTH AVENUE (ROUTE 64)
- STRONG AREA LABOR POOL
- +/- 35 MILES TO DOWNTOWN CHICAGO
- INSTITUTIONALLY-OWNED & MANAGED

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NAL Hiffman

ONE OAKBROOK TERRACE SUITE 400

OAKBROOK TERRACE IL 60181

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PROPERTY DETAILS



87

CAR PARKING



95,074 SF

AVAILABLE FOR LEASE

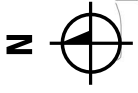


Subject
To Offer

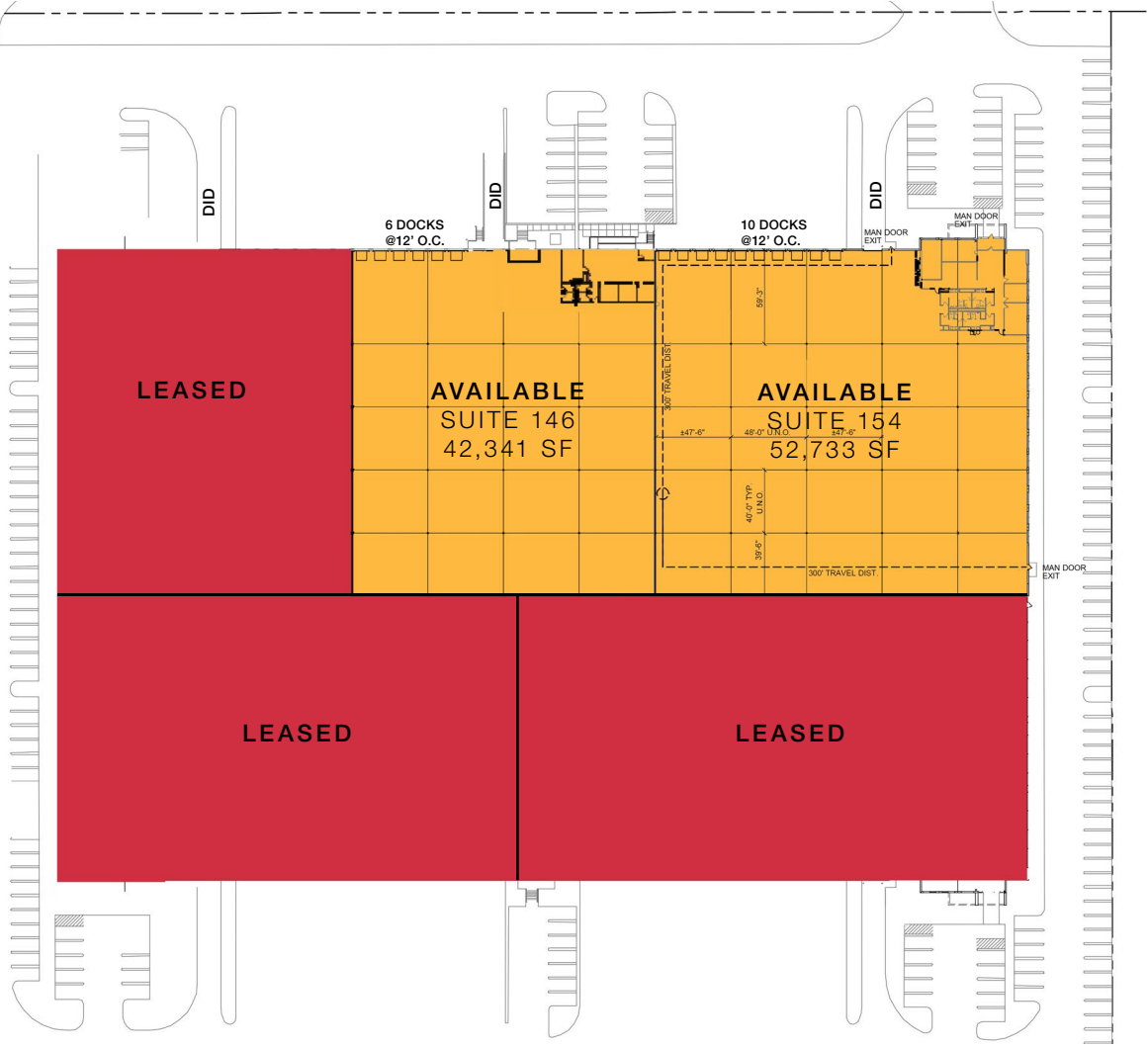
ASKING LEASE PRICE

TOTAL BUILDING SIZE	249,576 SF
SITE SIZE	11.1 AC
TOTAL AVAILABLE	95,074 SF
SUITE 146	42,341 SF
SUITE 154	52,733 SF
OFFICE AREA	6,610 SF
SUITE 146	2,800 SF
SUITE 154	3,810 SF
CLEAR HEIGHT	30'
CAR PARKING STALLS	87
SUITE 146	26
SUITE 154	61
LOADING DOCKS	16 EXTERIOR; 2 DIDS
SUITE 146	6 EXTERIOR; 1 DID
SUITE 154	10 EXTERIOR; 1 DID
LEVELER CAPACITY	6' X 8' @ 35,000 LBS.
FIRE PROTECTION	ESFR
POWER	
SUITE 146	400A @ 480V, 3P, 4W
SUITE 154	1,200A @ 480V, 3P, 4W
OPERATING EXPENSES	
REAL ESTATE TAXES	\$1.41 PSF
INSURANCE (ESTIMATED)	\$0.06 PSF
CAM (ESTIMATED)	\$0.92 PSF
ASKING LEASE RATE	SUBJECT TO OFFER

ALEXANDRA WAY



NORTH AVENUE



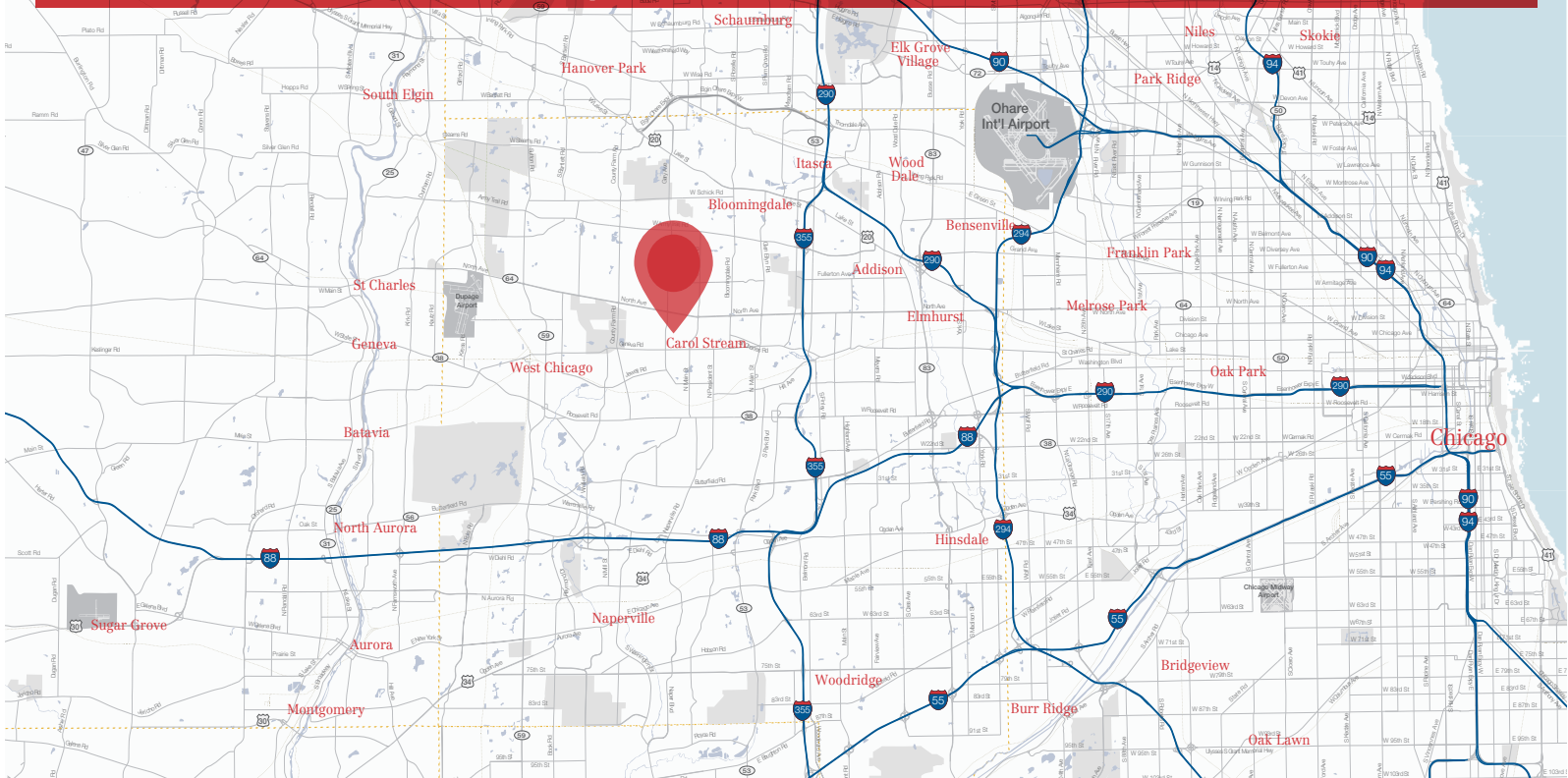
GARY AVENUE





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