

Office & Warehouse For Lease



CATON
COMMERCIAL
REAL ESTATE GROUP



PERMA-SEAL

412 Rockwell Court Burr Ridge, IL

OFFICE & WAREHOUSE

412 ROCKWELL COURT, BURR RIDGE, IL 60527

OFFICE & WAREHOUSE



OFFERING SUMMARY

Available SF: Office - 12,150 SF
Warehouse - 40,000 SF

Lease Rate: Contact Broker

PROPERTY HIGHLIGHTS

- 40,000 SF Warehouse and 12,150 SF office available
- Can be leased together or separately
- The office space is located on the 2nd floor with elevator access
- The warehouse has 16' ceilings, 7 exterior docks, one interior 5 ton bridge crane, T-5 lighting and 4 trailer parking spots
- Ample car parking

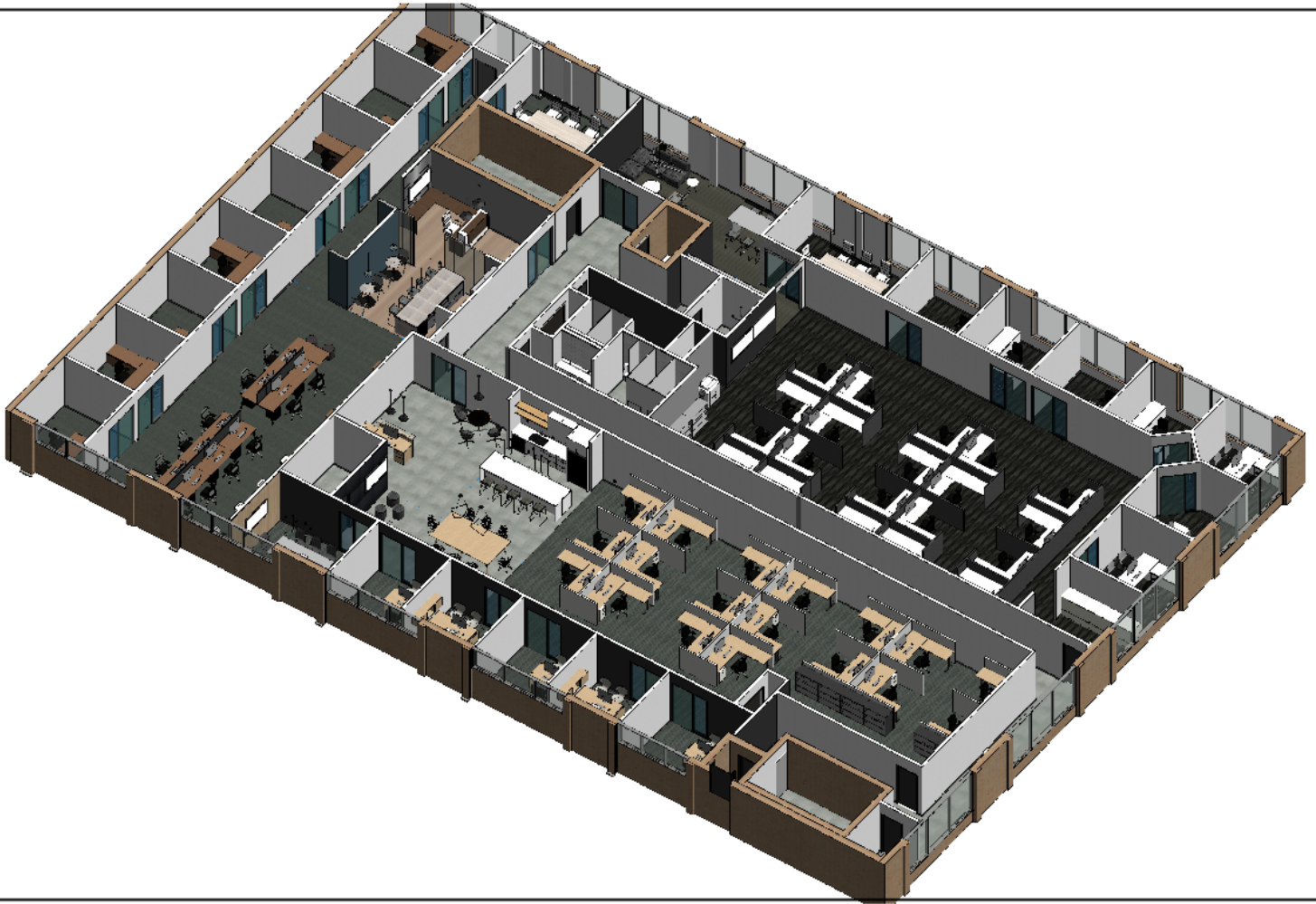
LOCATION OVERVIEW

Join the more than 500 businesses that call Burr Ridge home. This property is conveniently located near Burr Ridge Village Center an upscale shopping and dining destination and Lifetime Fitness. Approximately one mile to the I-55 interchange at County Line Rd with easy access to I-294. Burr Ridge has five high quality hotels and is close to O'Hare and Midway airports.

OFFICE & WAREHOUSE



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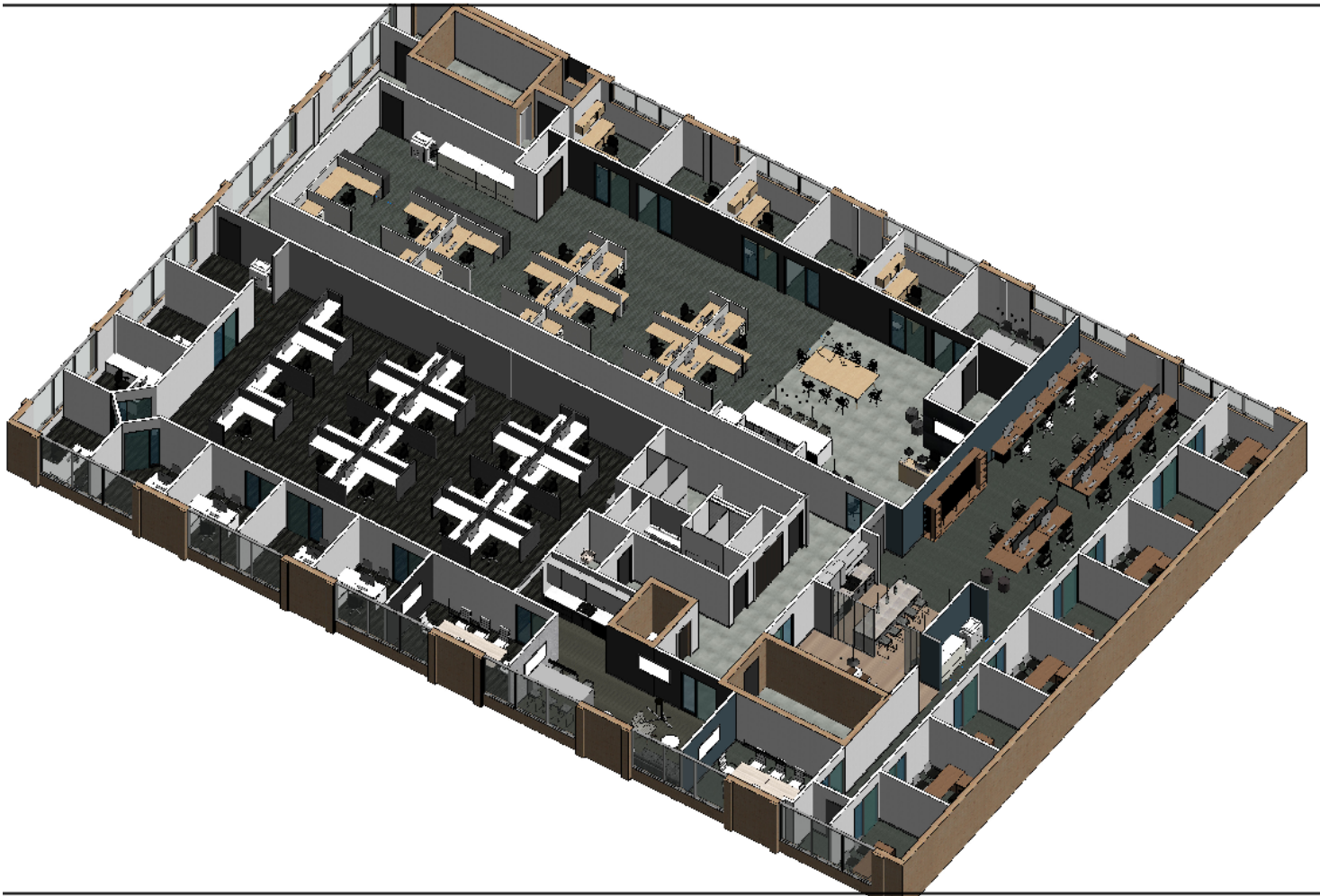
Proposed 2nd Floor Office Divisions

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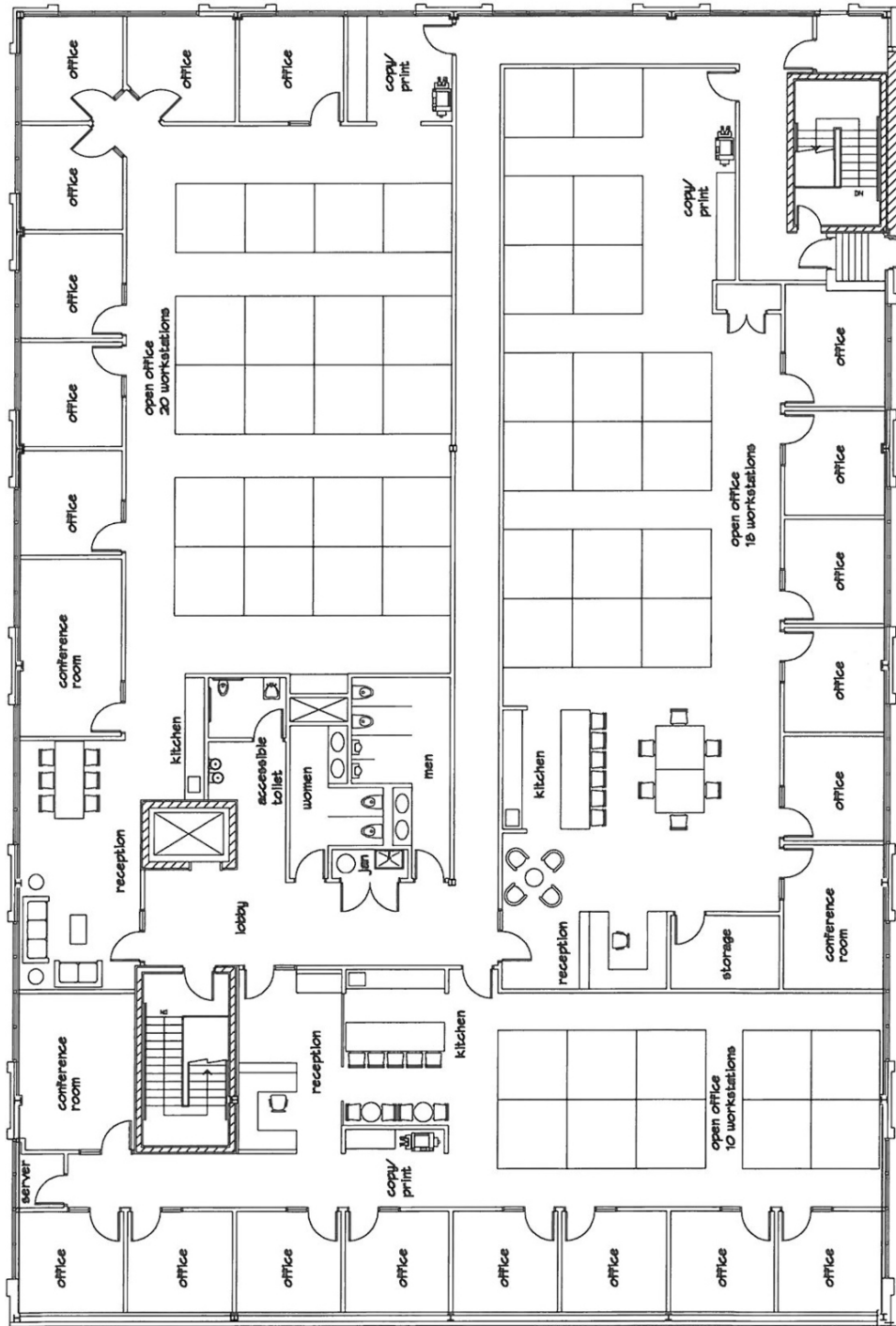
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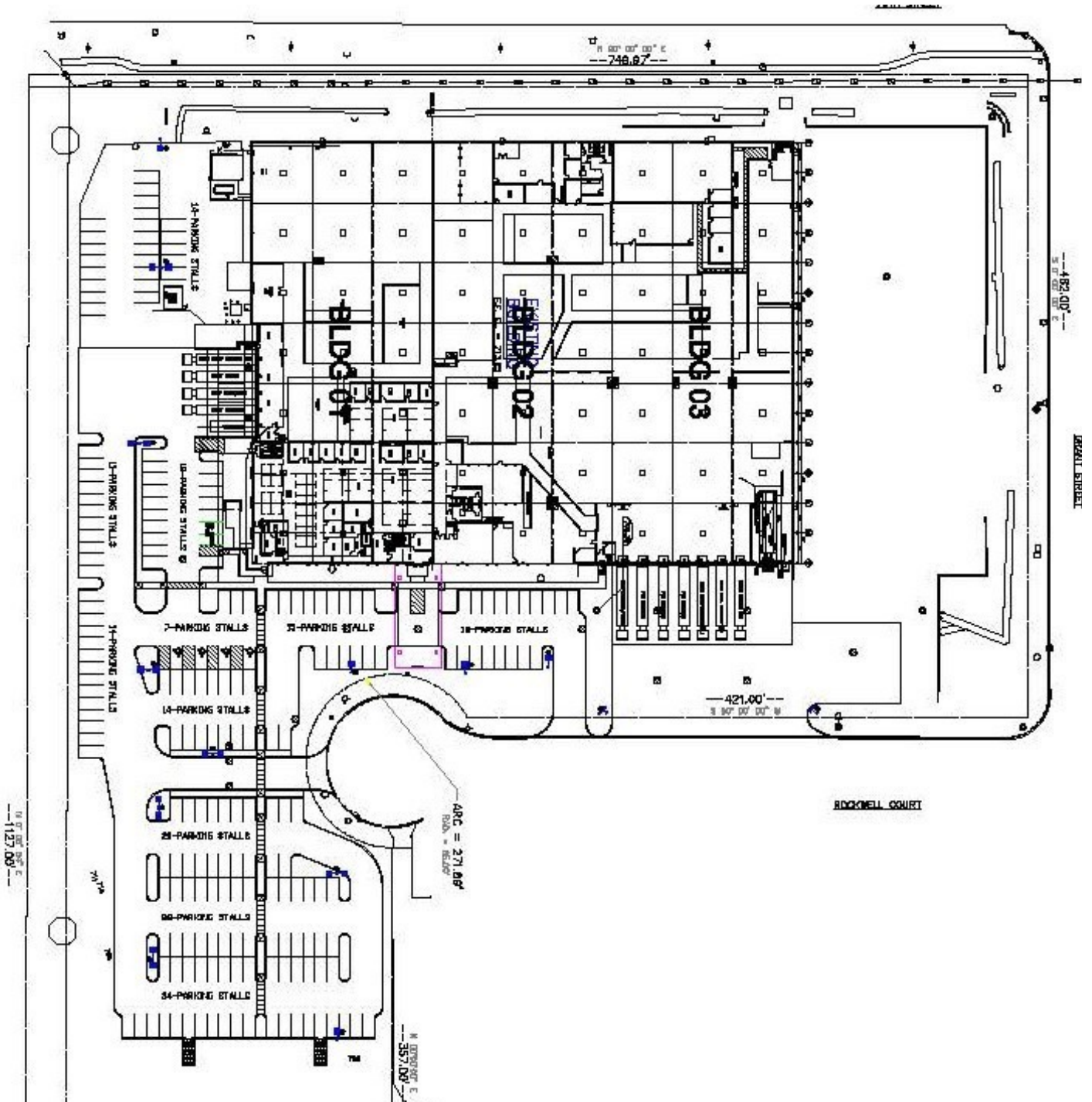
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Office Floor Plan



Site Plan

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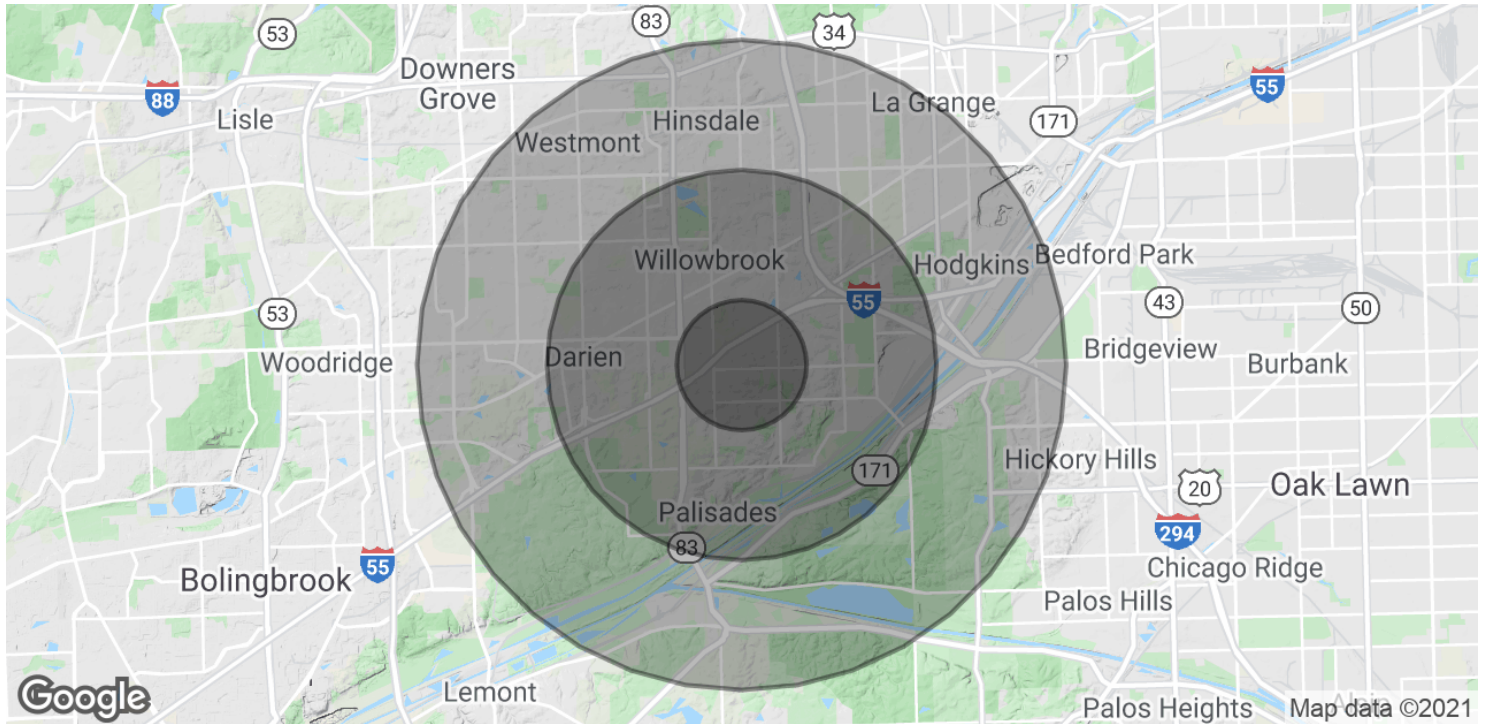
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,848	57,083	168,630
Average age	49.6	46.2	42.9
Average age (Male)	46.0	44.6	41.4
Average age (Female)	53.9	47.9	44.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,414	22,911	64,743
# of persons per HH	2.7	2.5	2.6
Average HH income	\$154,083	\$129,325	\$128,449
Average house value	\$607,275	\$558,236	\$598,824

* Demographic data derived from 2010 US Census