



MARQUETTE PROPERTIES, INC.

Peter Fleming

Office: 815-941-0207

Cell: 773-882-6286

Email: marquetteprop@sbcglobal.net

FOR LEASE

I-80 & Rt. 47 Industrial Building

Space Available: 21,000 s/f

Location: 3707 N. Division St. Morris IL *(Just North of I-80)*

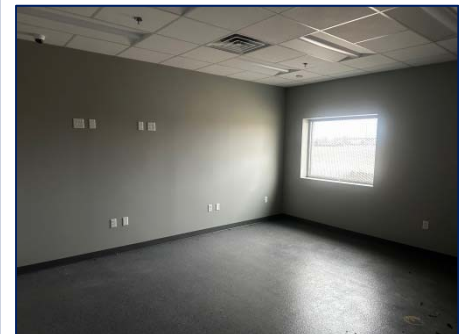
Ideal For: Great Site for climate controlled storage/warehouse/industrial uses

Lease Rate: \$10.50 per s/f (Taxes & CAM included)

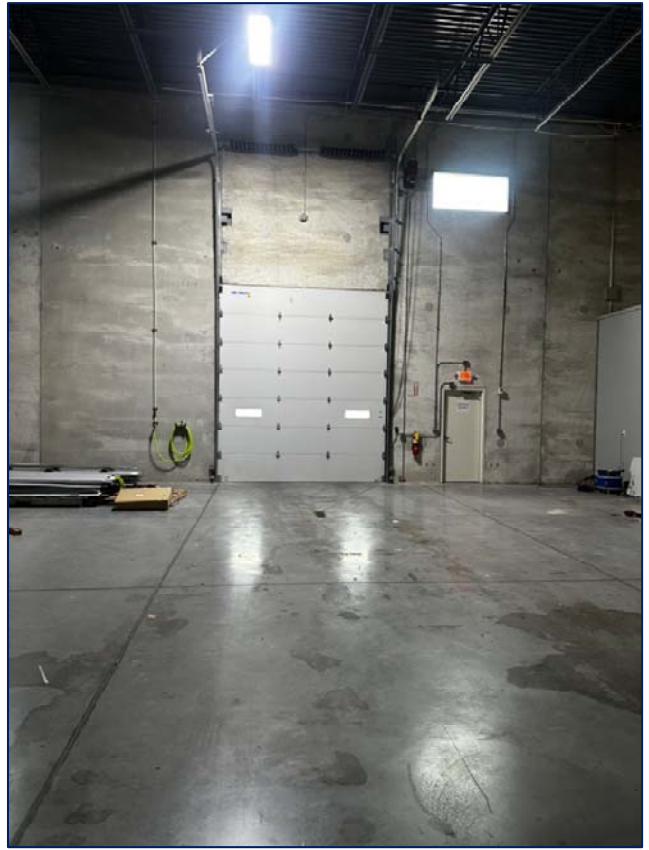
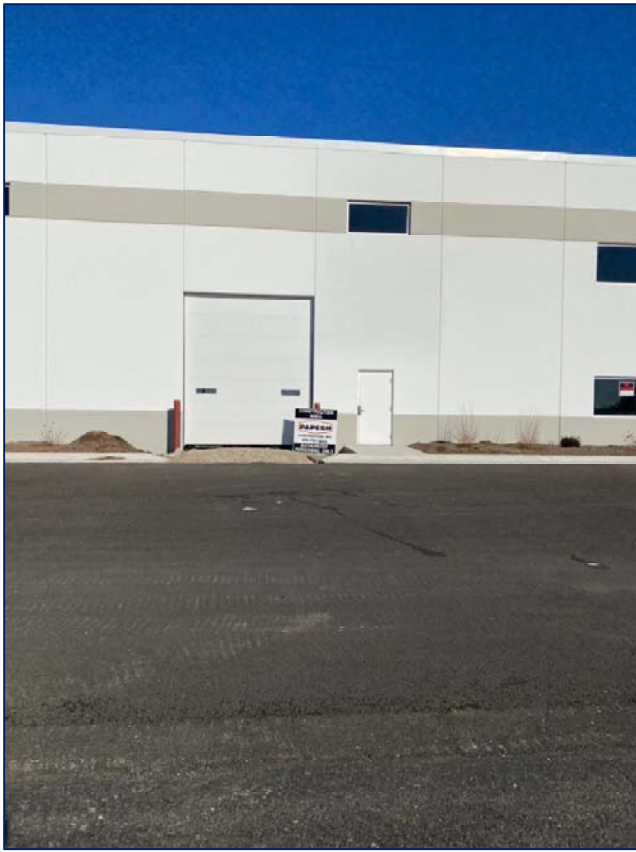
Ceiling Height: Max clear ht. 24' 9", Min 21' 9"

Access: (2) 14' overhead door, (1) Offices, (2) Restrooms, (2) Recessed docks

Comments: Great location with Rt. 47 frontage and easy access. Opportunity for showroom/display facing Rt. 47. Inside climate controlled storage/warehousing is ideal use. Sub-Lease opportunity. Zoned LM1.



7695 Ashley Rd. Morris, IL 60450
www.MARQUETTEPROPERTIES.com



7695 Ashley Rd. Morris, IL 60450
www.MARQUETTEPROPERTIES.com