

AVAILABLE FOR LEASE

1958 BRANDON CT, GLENDALE HEIGHTS, IL 60139

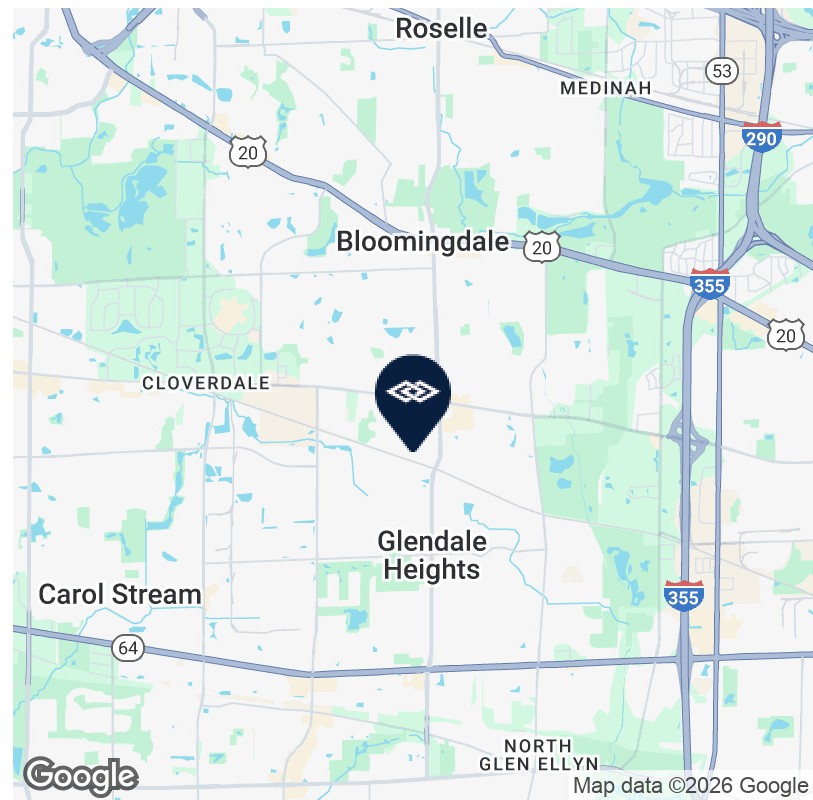


SPECIFICATIONS

Building Size	34,917 sq. ft.
Land Size	1.55 acres
Office	4,281 sq. ft.
Ceiling Height	18' - 24' Clear
Loading	3 interior docks and 1 drive-in door
Power	600A
Parking	±38 surface parking spots
Real Estate Taxes	(2024) \$2.19/sq. ft.
Operating Expenses	\$0.55/sq. ft.
Lease Rate:	\$8.95/sq. ft. Net

HIGHLIGHTS

- High image single-tenant building
- Near I-355 with two full interchanges at Army Trail Road and North Avenue
- Low DuPage County taxes



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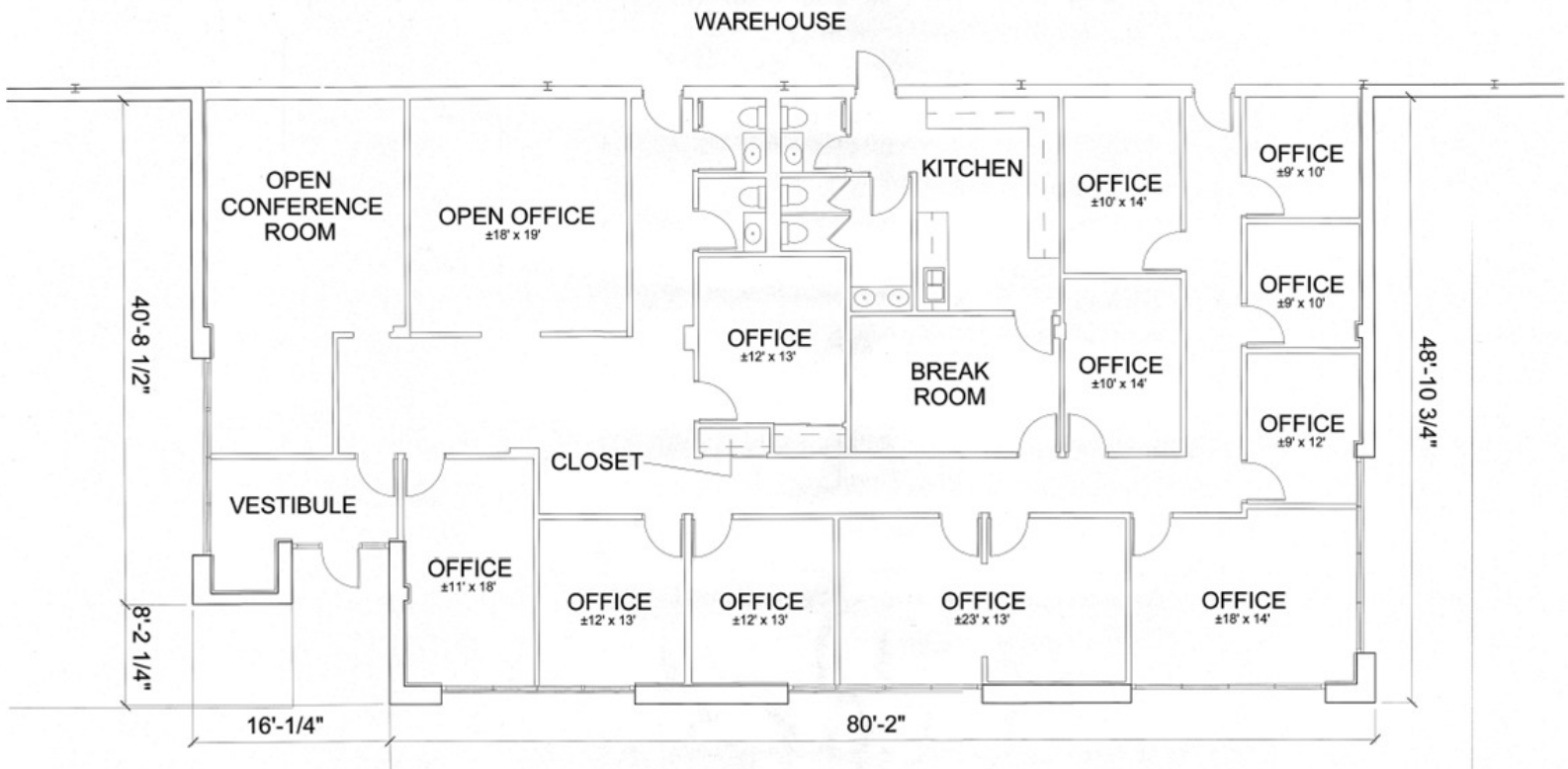
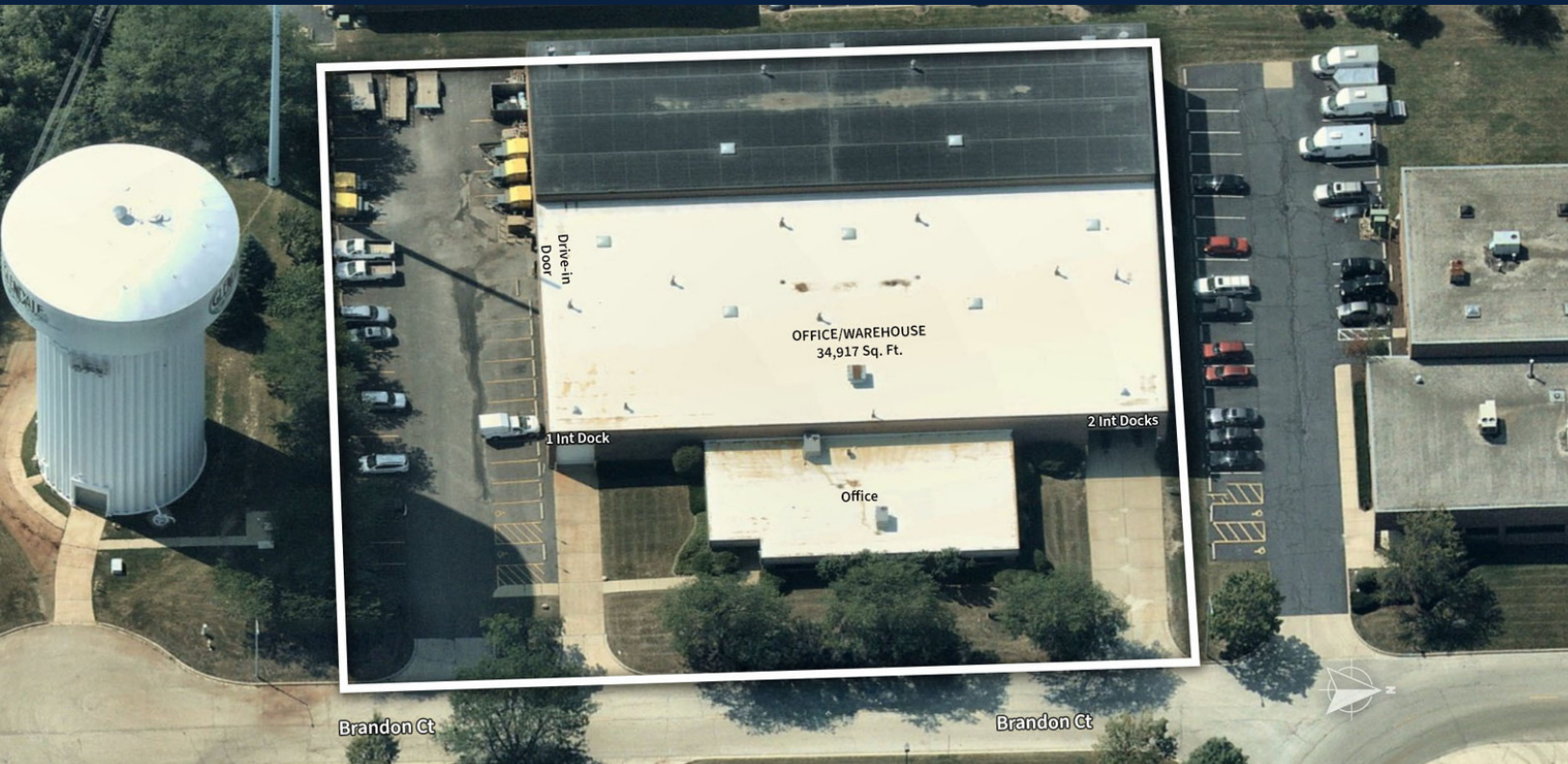


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Submitted subject to error, change in status, or withdrawal without notice. Officers of this firm have an ownership interest in this property.

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