

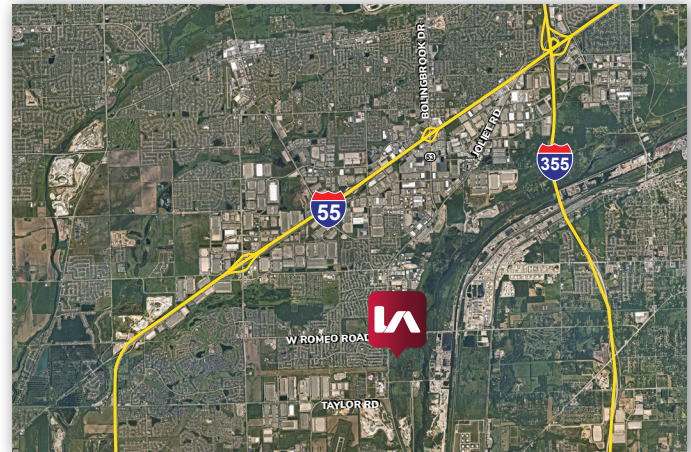
AVAILABLE FOR LEASE
515 ANDERSON DRIVE
ROMEDEVILLE, IL 60446

COMMON DOCK RAMP



BUILDING SPECIFICATIONS:

BUILDING SIZE:	38,325 SF
CLEAR HEIGHT:	19'
LOADING:	› 2 common loading docks › 9 drive-in doors (12'x14') - 1 per unit
SPRINKLER:	Wet
PARKING:	2.7 per 1000 SF
LEASE RATE:	Subject to Offer
CAM:	\$2.29 PSF (est. 2026)
RE TAXES:	\$1.89 PSF (est. 2026)



AVAILABLE:

UNIT NUMBER	UNIT SF	OFFICE SF	LOADING	POWER	COMMENTS
500/600	6,293	1,000	2 Drive-in Doors 1 Shared Dock Ramp	200 amp, 480 volt 3-phase 4-wire	4 restrooms
400	3,218	none	2 Drive-in Doors 1 Shared Dock Ramp	200 amp, 480 volt 3-phase 4-wire	

Caroline A. Dell
Vice President
cdell@lee-associates.com
D 773.355.3035

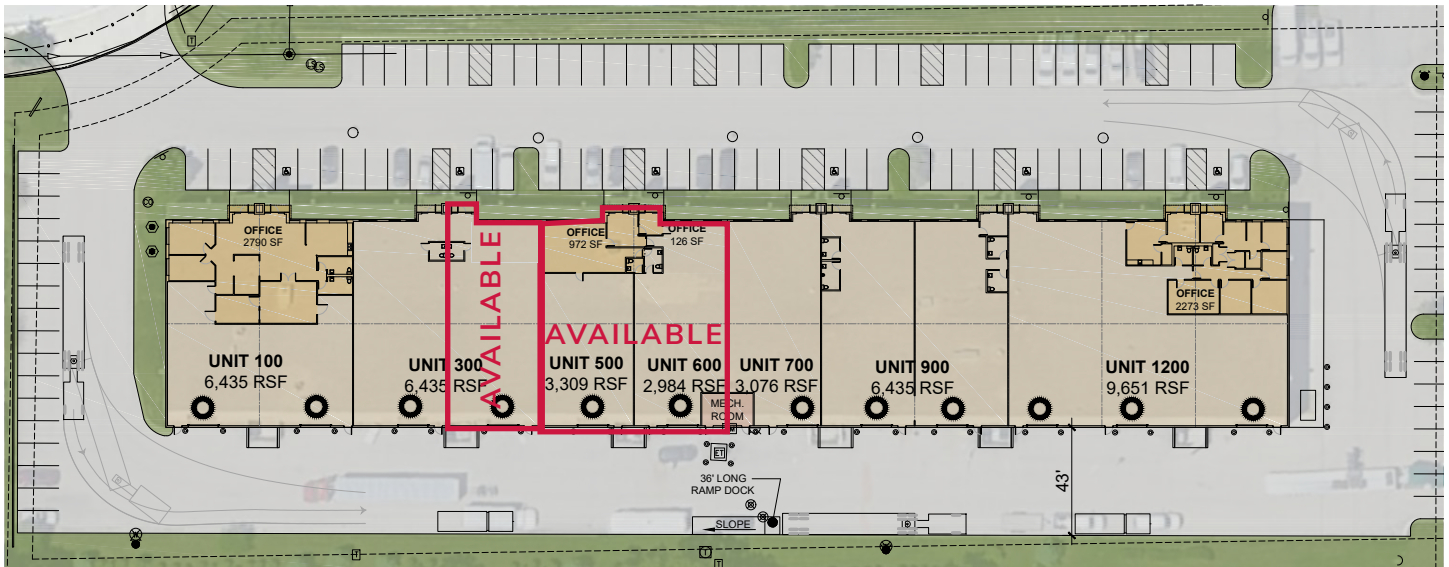
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



HIGHLIGHTS & FEATURES

- ▶ Great access to I-55 via Route 53
- ▶ Newer building with high image construction
- ▶ Will County Taxes
- ▶ Institutionally owned & professionally managed



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