

# 4810 VENTURE ST

Lisle, IL 60532

DuPage County



## 25,913 SF

Available For Sale or Lease



COMMERCIAL REAL ESTATE SERVICES

9450 W. BRYN MAWR AVENUE, SUITE 550

ROSEMONT, ILLINOIS 60018

MAIN | (773) 355-3000

[WWW.LEE-ASSOCIATES.COM](http://WWW.LEE-ASSOCIATES.COM)

FOR MORE INFORMATION:

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# THE FACILITY



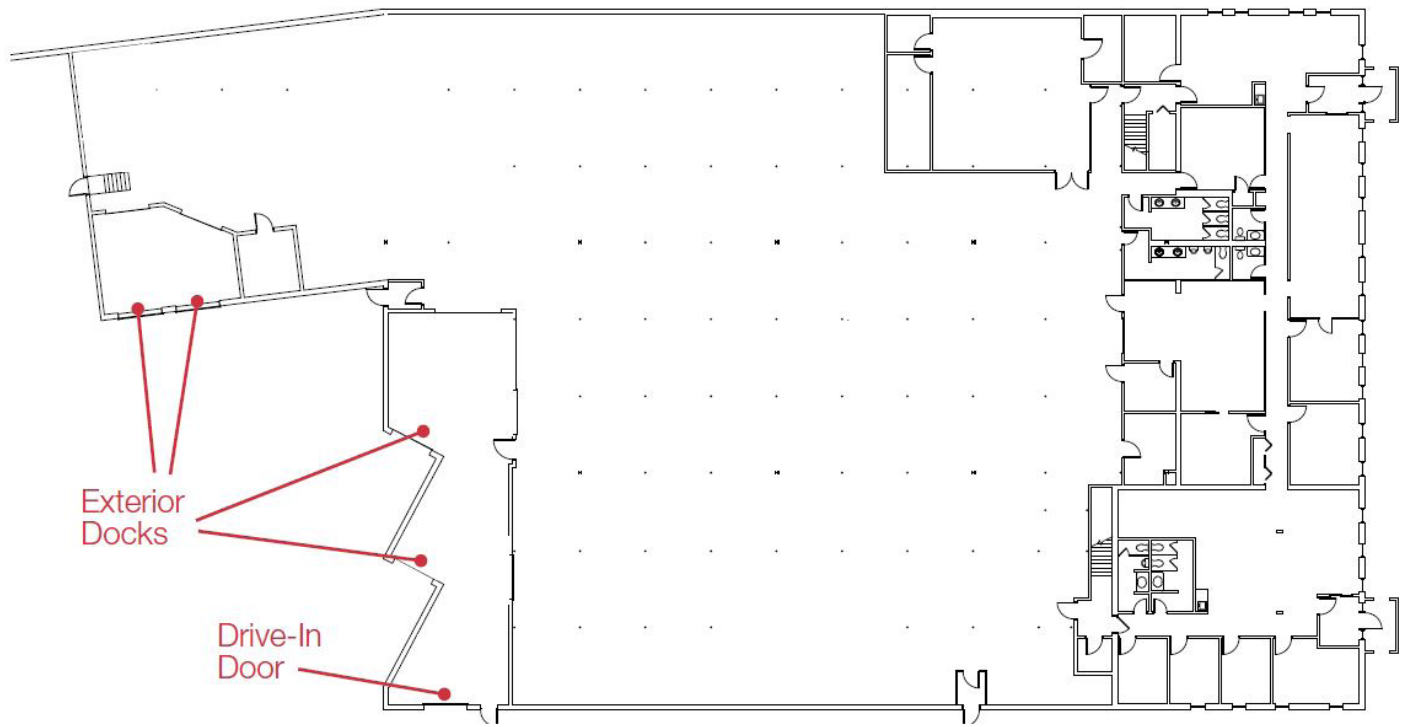
## HIGHLIGHTS

- DuPage County Taxes
- Heavily docked
- Easy access to 355 and 88
- Walking distance to the metra
- Recently renovated office space

## BUILDING SPECIFICATIONS

<b>BUILDING SIZE:</b>	±25,913 SF
<b>OFFICE:</b>	±10,913 SF (2-story) 5,456 SF Footprint
<b>CLEAR HEIGHT:</b>	17'
<b>LOADING:</b>	› 4 exterior docks › 1 drive-in door
<b>ELECTRICAL:</b>	800A @ 208V, 3-phase
<b>AGE:</b>	1980
<b>PARKING:</b>	50 spaces (additional parking possible)
<b>ZONING:</b>	I - Industrial
<b>TAXES:</b>	\$39,685.36
<b>SALE PRICE:</b>	Subject to Offer

# FLOOR PLAN



# LOCATION

