

AVAILABLE FOR LEASE

Heritage Crossing
5019 Ace Lane Unit #167
Naperville, IL 60564



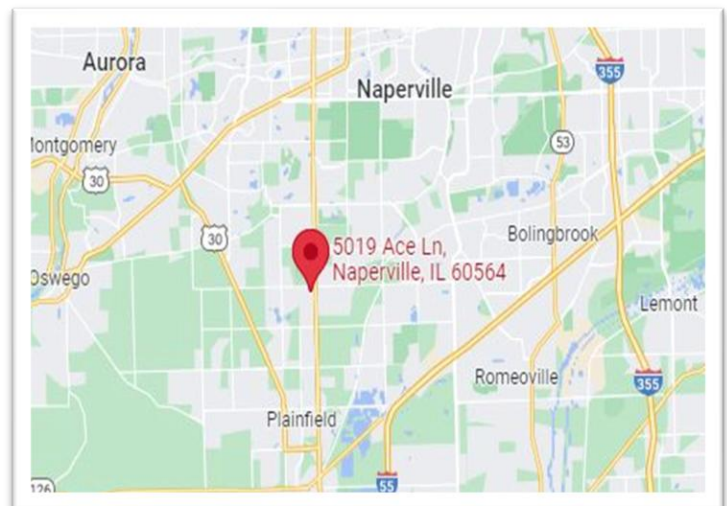
1,922 SF
RETAIL SPACE

**\$20.00 PSF
NNN**

- 1,922 SF store front retail space – END CAP

AVAILABLE NOW!

- Signage on both route 59 and 111th street
- Ample parking & located directly across the street from TJ Maxx and adjacent to Ace Hardware



**KEY INVESTMENT
& Management Inc.**

Office: 630.932.5757
Fax: 630.932.5755
1263 S. Highland Ave., Suite 2W,
Lombard, IL 60148
www.key-investment.com

FOR FURTHER INFORMATION CONTACT:

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7/30/26

Real Estate

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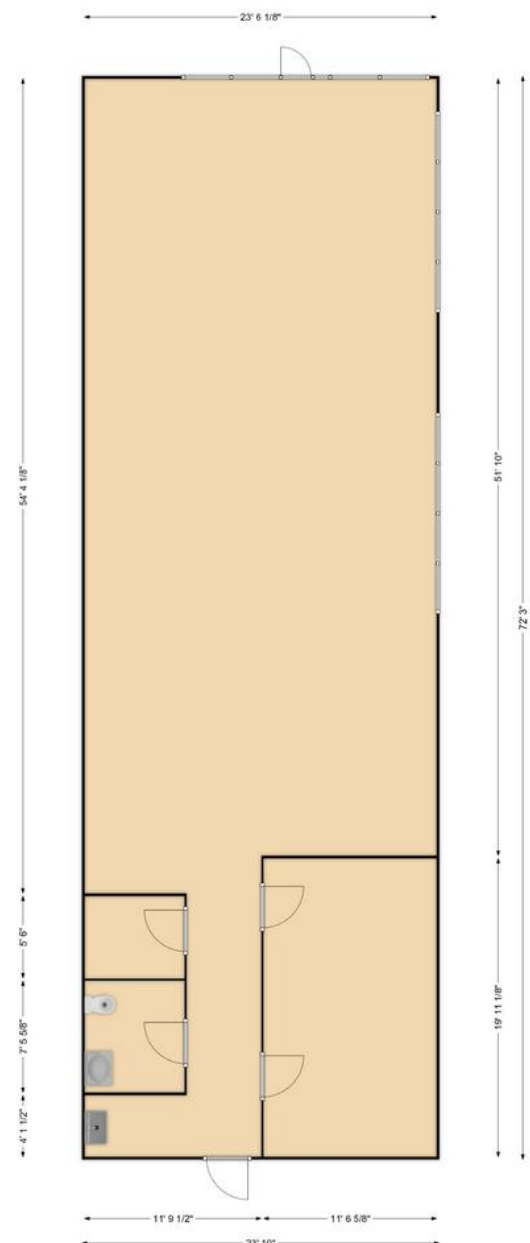
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PROPERTY SPECIFICATIONS	
Building Size:	25,497 SF
Available Space:	1,922 SF
Year Built:	2000
Zoning:	B-2 Naperville
Parking:	Open lot
Ceiling Height:	'11 '18 to top of ceiling
Power:	100 AMP
Washrooms:	1 ADA
Sprinklered:	Yes
Utilities:	Gas & Electric
Real Estate Taxes:	\$3.20 PSF
CAM:	\$3.90 PSF
Possession:	Immediately
Lease Term:	3 years minimum
Rent Rate:	\$3,203.33 (\$20.00 PSF)
CAM Rate:	\$624.65
Tax Rate:	\$512.53
Grand Total:	\$4,340.51/month



All dimensions are approximate. Drawing not to scale.

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