

For Lease: 2,000 s.f.
6817 Hobson Valley Drive, Unit 118
Woodridge, IL 60517

P R O P E R T Y H I G H L I G H T S



Minutes to I-355 at 63rd Street

Size: 2,000 s.f.
Site Size: P.O.L.B.
Ceiling Height: 16' - 18'
Parking: 3 cars.

Offices: 156 s.f. (8%) general office,
one restroom
Loading: One 12' x 14' drive-in door
Zoning: M-1 manufacturing.
Power: 100 amps, 240 volt 3
phase

Details: 2,000 s.f. total (25' x 80'); 12'x14' insulated drive-in door with opener; 3 car parking + street; wet fire sprinkler, janitorial sink in warehouse,
RENT INCLUDES CURRENT REAL ESTATE TAXES AND BUILDING INSURANCE, COMMON AREA EXPENSES (CAM) SNOW REMOVAL AND LANDSCAPING, REFUSE SERVICE, WATER AND SEWER.

Lease Rate: \$2,900 per month gross

THE POLIVKA GROUP LLC

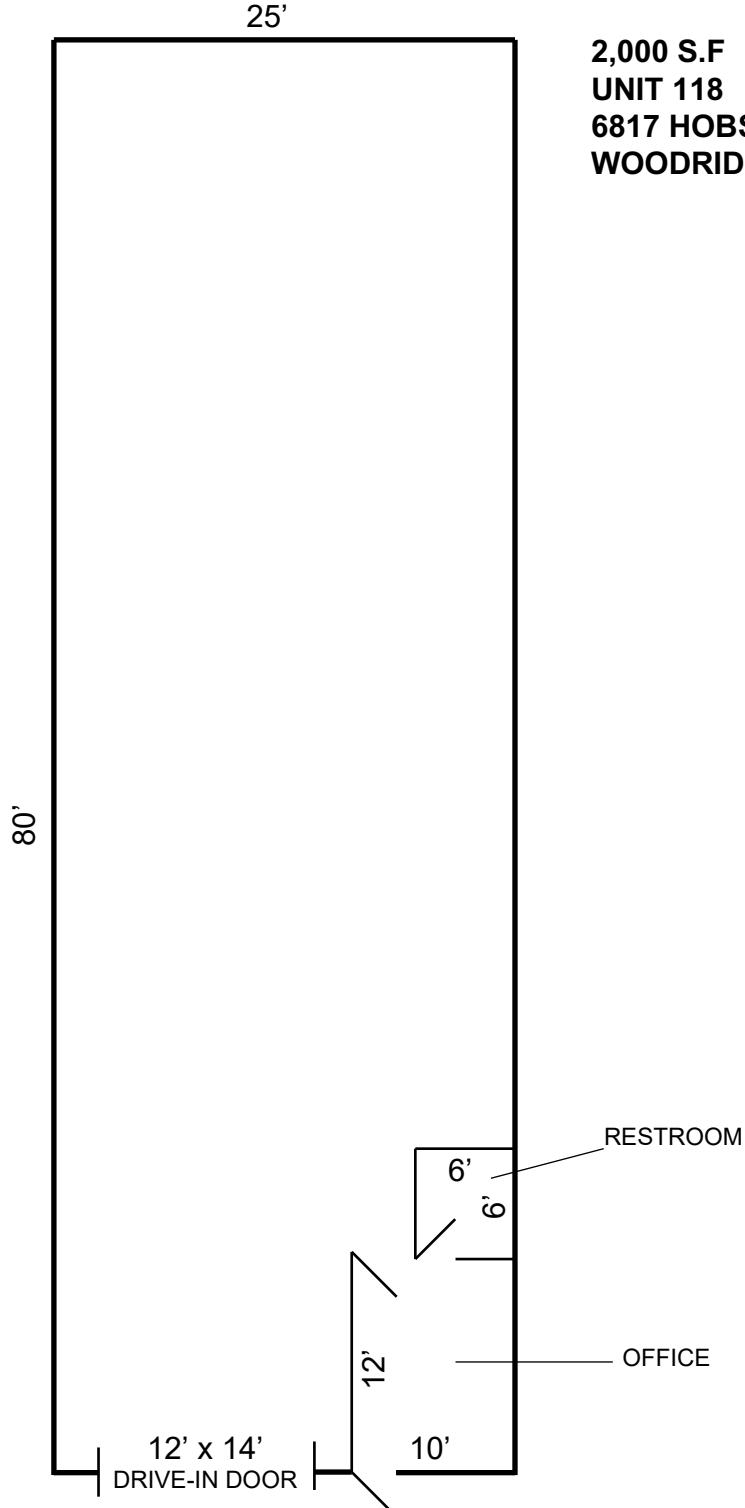
COMMERCIAL | INDUSTRIAL REAL ESTATE BROKERAGE

Exclusive: Andy Polivka, Broker | Direct: 630.564.017 | apolivka@thepolivkagroup.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.

For Lease: 2,000 s.f.
6817 Hobson Valley Drive, Unit 118
Woodridge, IL 60517

P R O P E R T Y H I G H L I G H T S



2,000 S.F
UNIT 118
6817 HOBSON VALLEY DRIVE
WOODRIDGE, IL 60517

Exclusive: Andy Polivka, Broker | Direct: 630.564.017 | apolivka@thepolivkagroup.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.