

AVAILABLE FOR LEASE
146 & 148 PINNACLE DRIVE
 ROMEOVILLE, ILLINOIS 60446

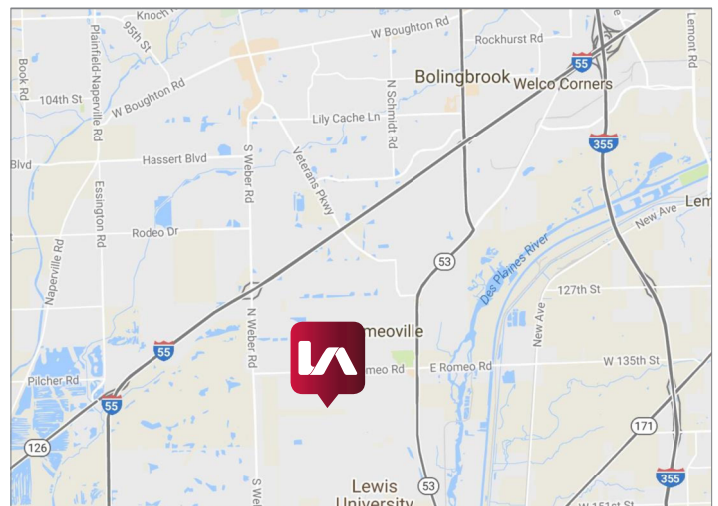


BUILDING SPECIFICATIONS:

BUILDING SIZE:	38,591 SF
CLEAR HEIGHT:	20'
CONSTRUCTION:	Precast
RE TAXES:	\$1.52 PSF
C.A.M.:	\$1.15 PSF (including insurance)
MGMT FEE:	2.75%
COMMENTS:	<ul style="list-style-type: none"> › New roof coming 2026 › 2 Miles from the 4-way interchange at I-55 & South Weber Road › Minutes from excellent area amenities

AVAILABLE:

UNIT	SIZE	OFFICE	LOADING	RATE
146	9,517	2,874	1 Dock 1 DID (14x12)	\$14.00 Net
148	7,605	1,325	1 Dock 1 DID (14x12)	\$14.00 Net



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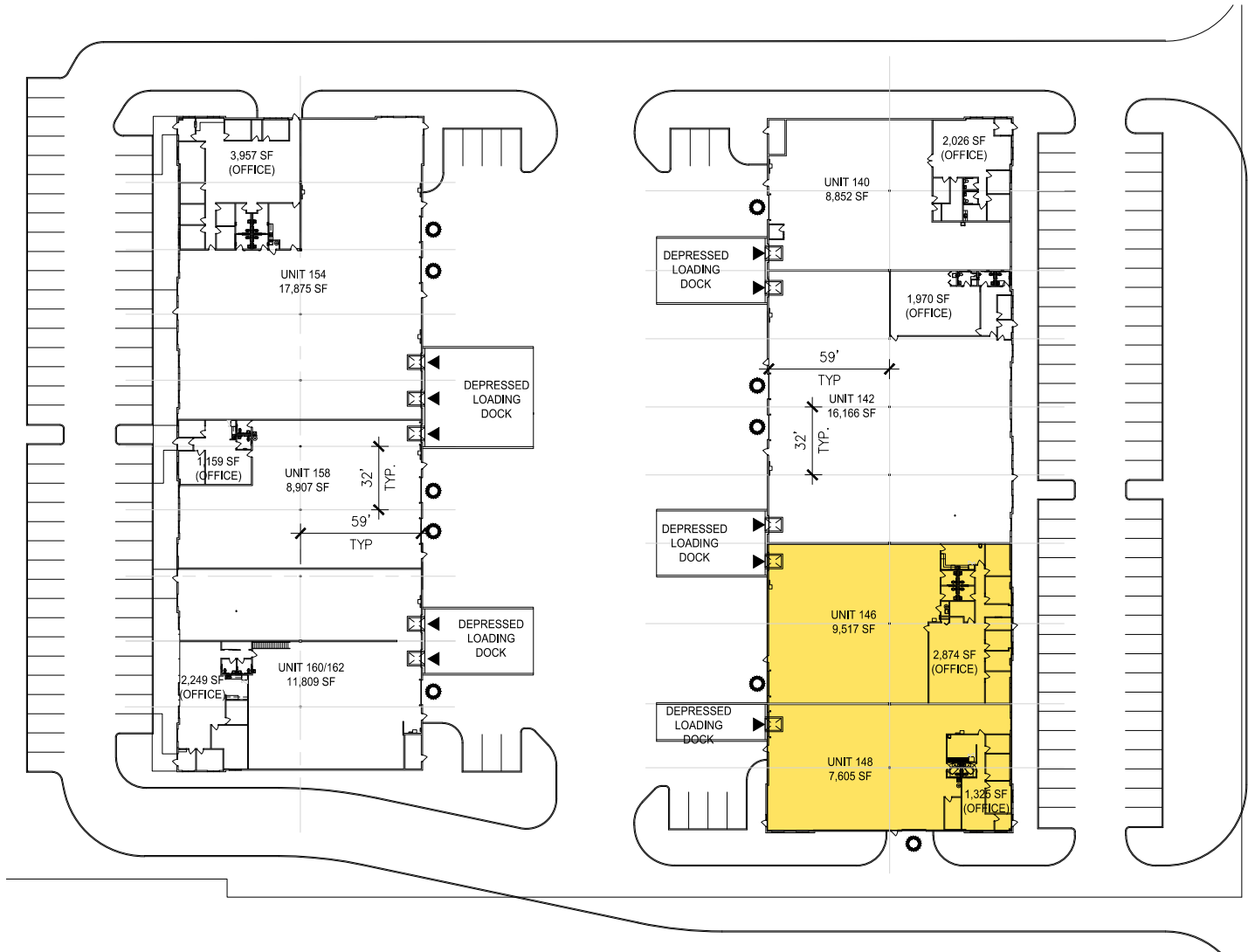
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- DRIVE-IN DOOR
- ▶ DOCK DOOR

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