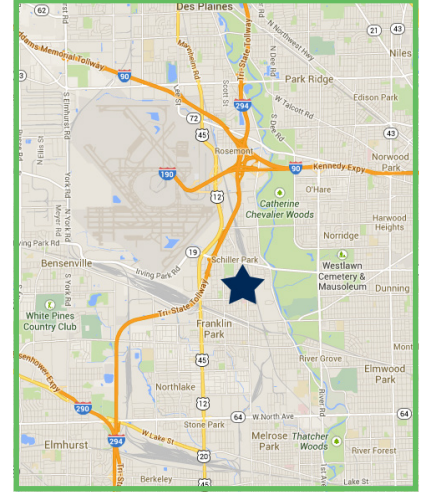


Available for Lease



3717-3745 N 25th Ave | Schiller Park, IL

Three Building Industrial Complex

Highlights

- Excellent proximity to O'Hare International Airport
- Institutionally owned & managed
- Hard to find smaller units with 18' ceilings
- Recently renovated with new paint and carpet
- LED lights which reduce energy costs by 60-70% and maintenance costs by 90%

Pricing

- Lease Rate: **\$6.50 PSF Net**
- Taxes: **\$2.52 PSF (2017 estimates)**
- CAM: **\$0.83 PSF (2017 estimates)**
- Insurance: **\$0.10 PSF (2017 estimates)**

Details

- Total Buildings: **132,930 SF (3 building complex)**
- Total Land: **2.5 Acres**
- Ceiling Height: **18' Clear**
- Sprinklers: **Yes**
- Parking: **1.3 per 1,000 SF**
- Heating: **Gas**
- Year Built: **1983**
- Zoning: **I-1**

Available

Units	Total SF	Office SF	Loading	Power	Parking	Available
3717	7,154	918	1 Interior Dock 1 DID (10x10)	150 AMP 120/208 V	9 Spaces	Immediately
3741	9,782	1,241	1 Interior Dock 1 DID (10x10)	800 AMPS 208/120 V	13 Spaces	Immediately
3745	7,360	1,259	1 Interior Dock 1 DID (10x10)	200 AMP 120/208 V	9 Spaces	Immediately

For More Information, Contact:

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amaletich@cawleychicago.com

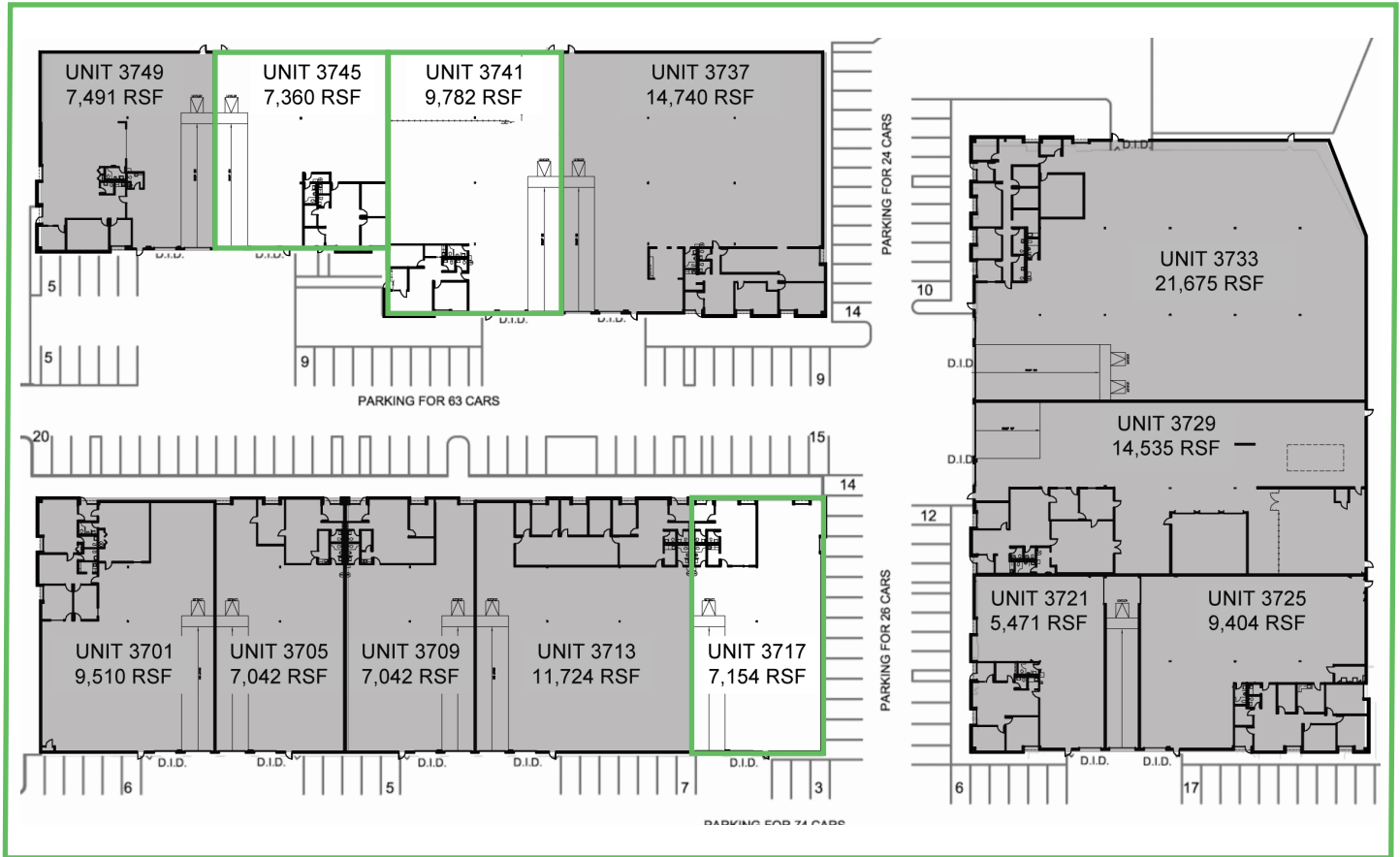
Howard Bergdoll
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Owned & Managed By:



Overall Site Plan

Available : 7,042 - 9,782 sf



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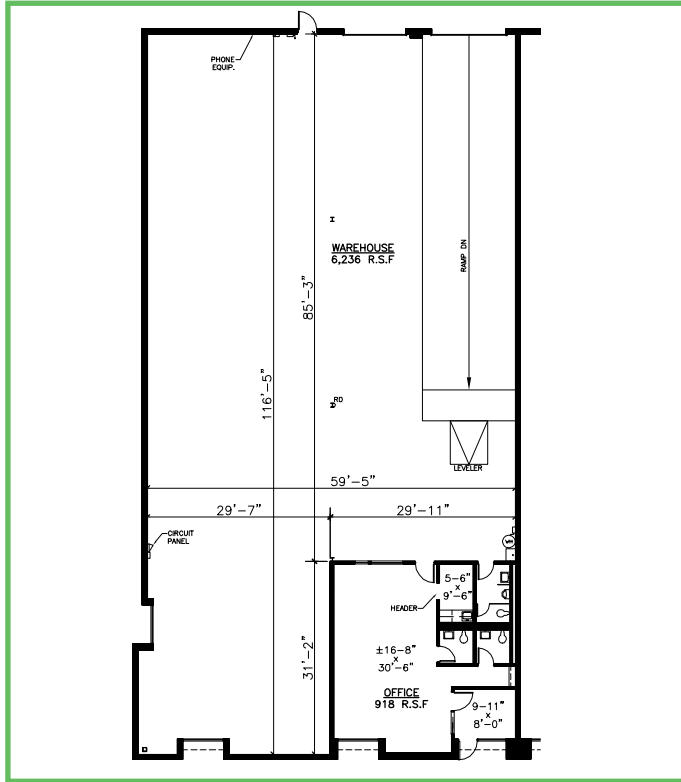
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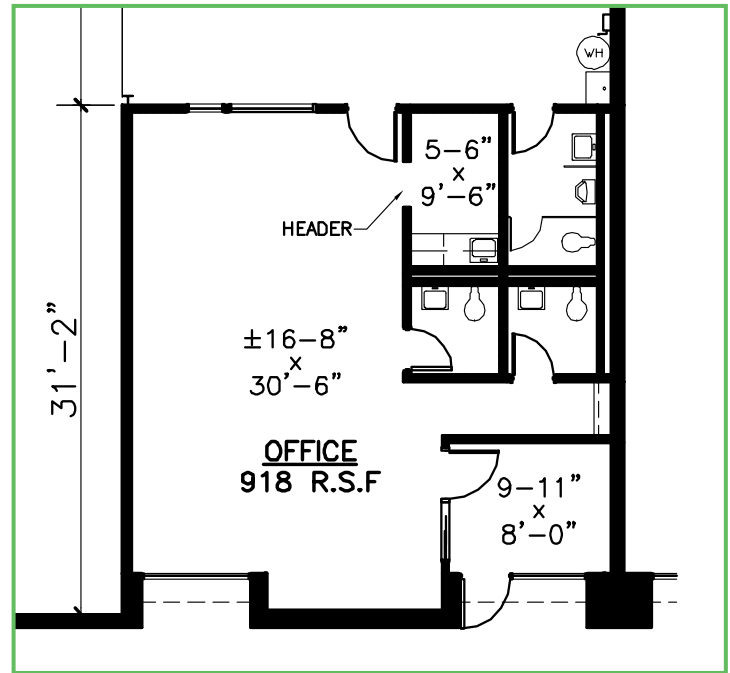


Unit 3717 - Floor Plan

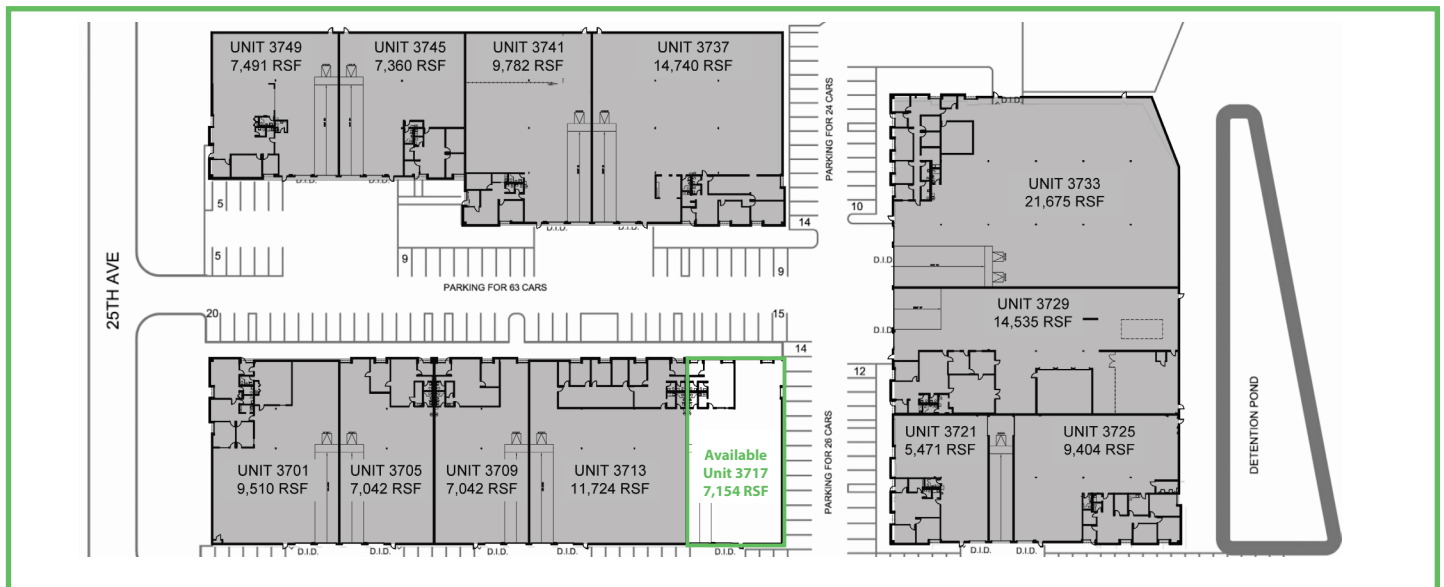
7,154 SF



OFFICE FLOOR PLAN



SITE PLAN



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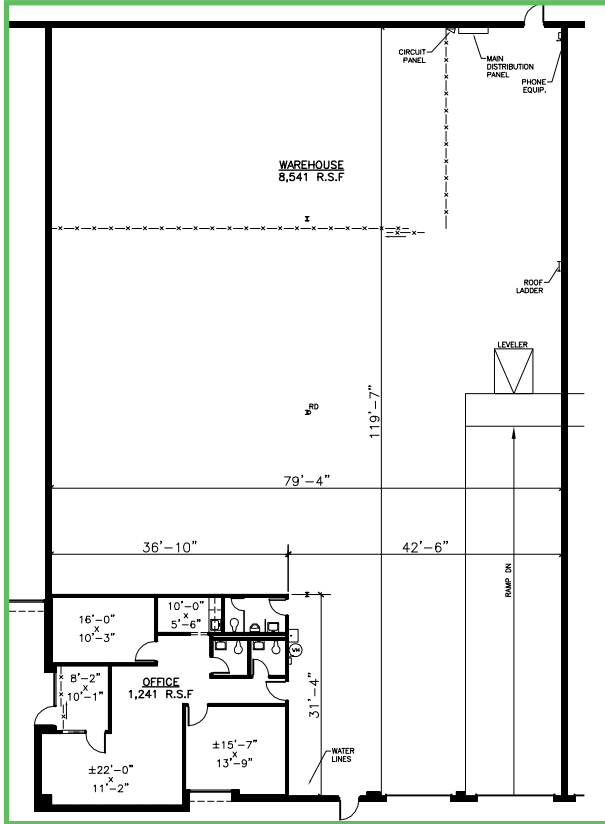
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Owned & Managed By:



Unit 3741 - Floor Plan

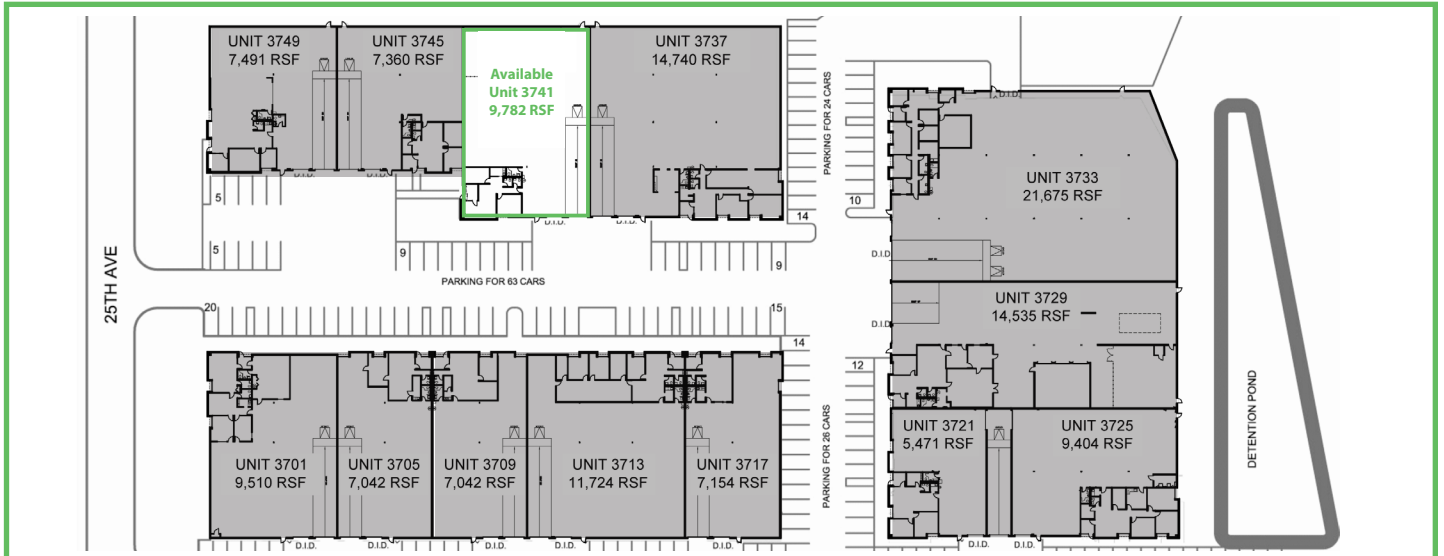
9,782 SF



Interior Photos



SITE PLAN



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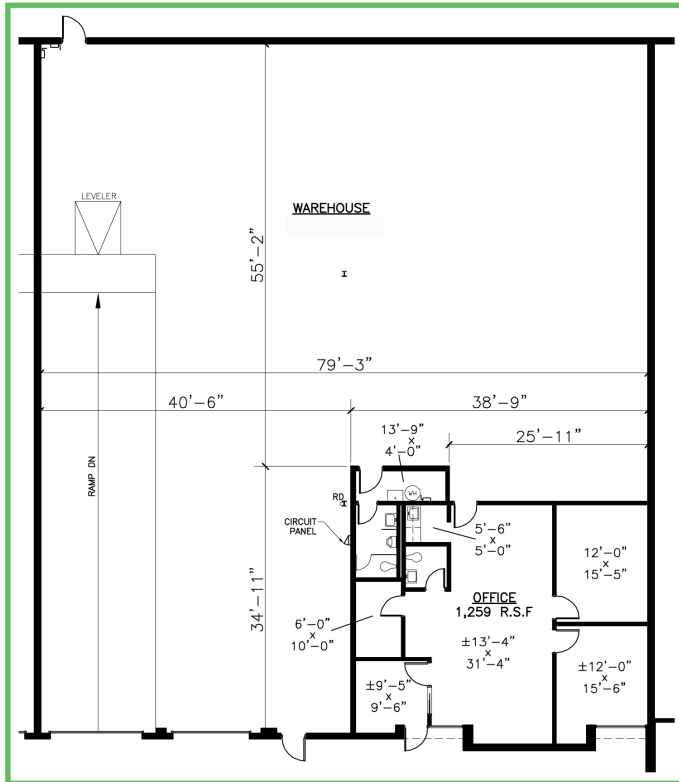
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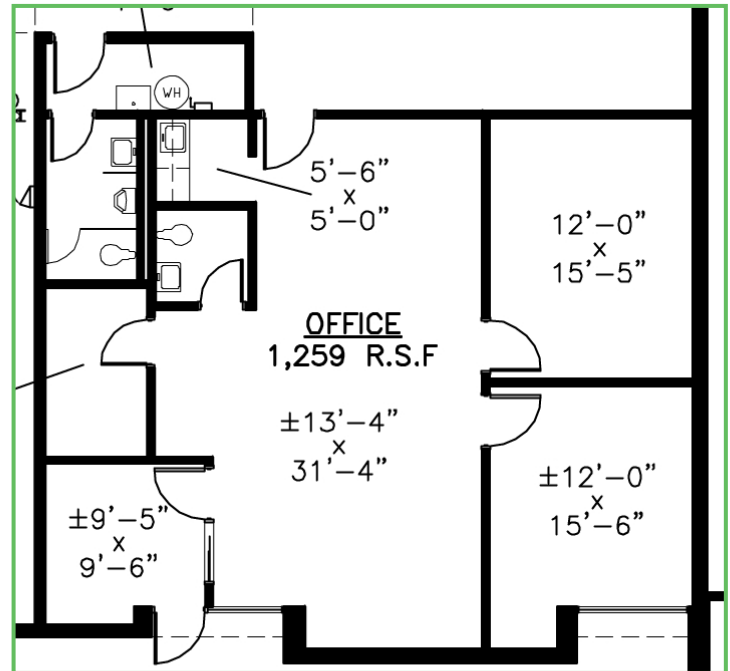


Unit 3745 - Floor Plan

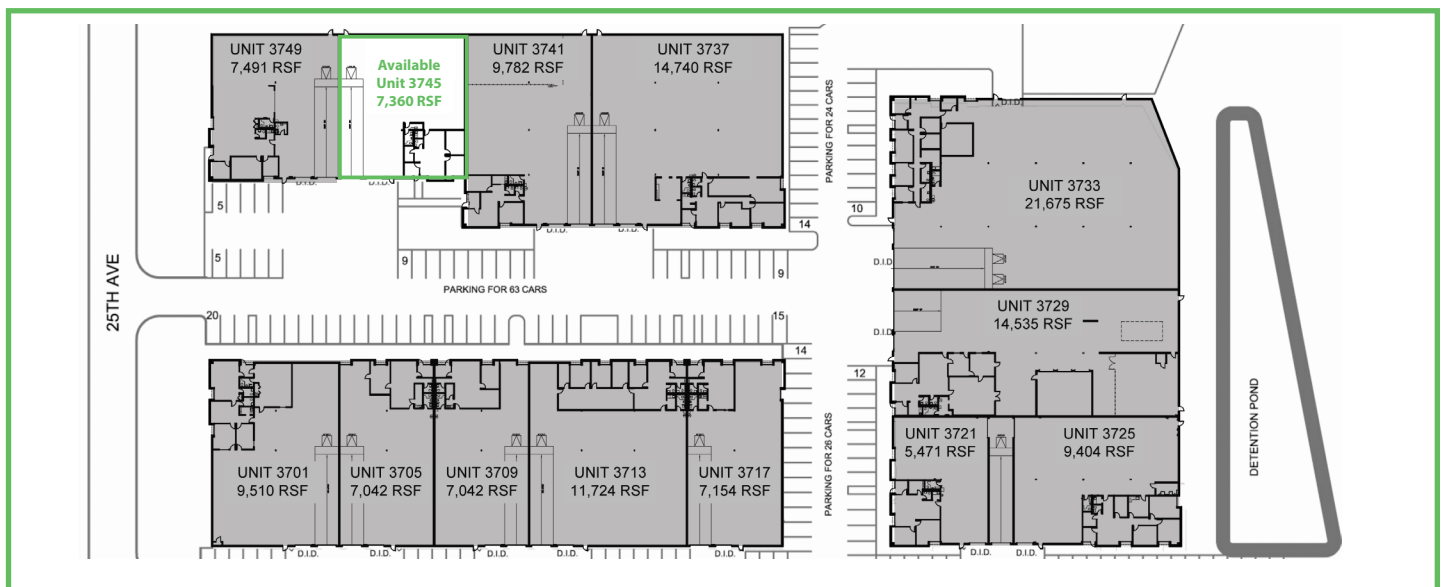
7,360 SF



OFFICE FLOOR PLAN



SITE PLAN



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