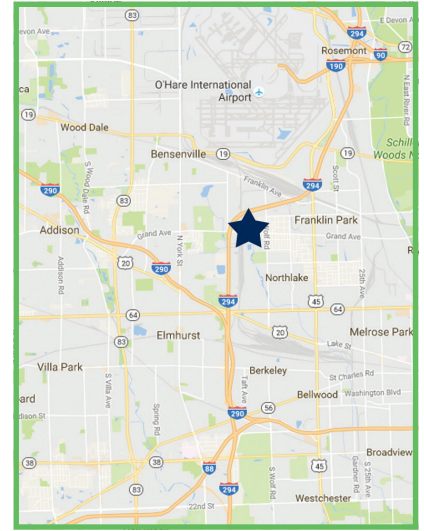


Available for Lease



# 11700-11720 W Grand Ave | Northlake, IL

## Multi-Tenant Industrial Building

### Highlights

- New ownership
- Great visibility on I-294
- Institutionally owned & managed
- Easy access to O'Hare International Airport
- Unit 11700 warehouse is fully air conditioned

### Pricing

- Lease Rate: **\$3.85 PSF Net**
- Taxes: **\$2.39 PSF (2017 estimates)**
- CAM: **\$0.61 PSF (2017 estimates)**
- Insurance: **\$0.12 PSF (2017 estimates)**

### Details

- Total Building: **82,380 SF**
- Total Land: **3.48 Acres**
- Ceiling Height: **22' Clear**
- Sprinklers: **Yes**
- Parking: **0.98 per 1,000 SF**
- Year Built: **1980**
- Zoning: **I-2**

### Available

Unit	Total SF	Office SF	Loading	Power	Parking	Availability
11700	41,160	7,959	4 Interior Private Docks 1 DID	725 amps/277-480 volts & 100 amps/120-240 volts	40 spaces	30 days
11720	41,149	2,024	4 Interior Private Docks DID can be added	400 amps / 277-480V	40 spaces	Immediately

For More Information, Contact:

**Andrew Maletich**  
Executive Vice President  
D: 630.729.7942  
C: 630.816.7074  
amaletich@cawleychicago.com

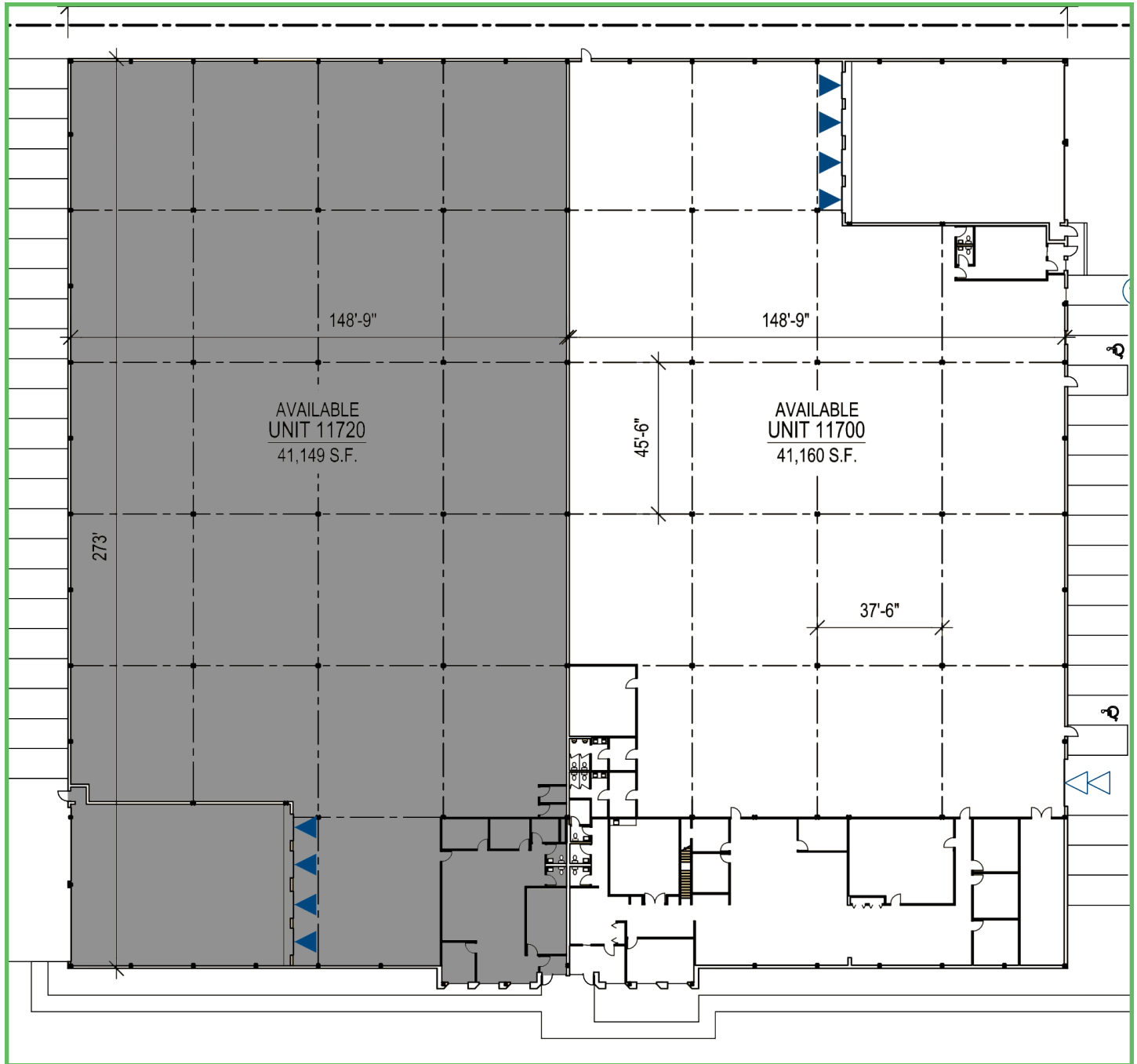
**Howard Bergdoll**  
Senior Associate  
D: 630.729.7932  
C: 630.649.0089  
hbergdoll@cawleychicago.com

Owned & Managed By:



# Unit 11700 Floor Plan

41,160 SF



For More Information, Contact:

**Andrew Maletich**  
Executive Vice President  
D: 630.729.7942  
C: 630.816.7074  
amaletich@cawleychicago.com

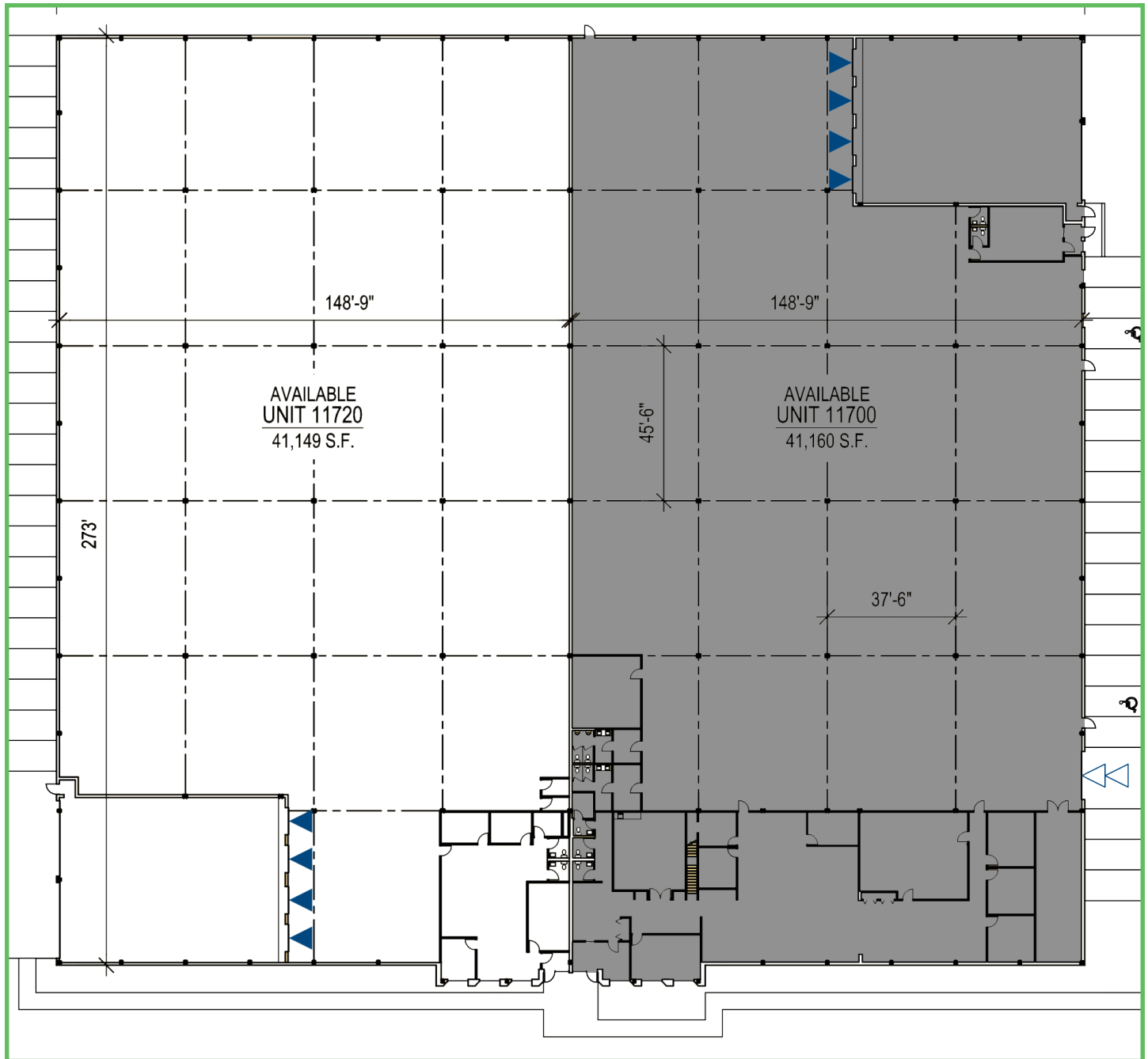
**Howard Bergdoll**  
Senior Associate  
D: 630.729.7932  
C: 630.649.0089  
hbergdoll@cawleychicago.com

Owned & Managed By:

**WESTMOUNT**  
REALTY CAPITAL, LLC 2

# Unit 11720 Floor Plan

41,149 SF



For More Information, Contact:

**Andrew Maletich**  
Executive Vice President  
D: 630.729.7942  
C: 630.816.7074  
amaletich@cawleychicago.com

**Howard Bergdoll**  
Senior Associate  
D: 630.729.7932  
C: 630.649.0089  
hbergdoll@cawleychicago.com

Owned & Managed By:

**WESTMOUNT**  
REALTY CAPITAL, LLC 3