

AVAILABLE

16300 W. 103rd Street
Lemont, IL

Available SF:	116,300 Sq. Ft.
Site Size:	6 Acres
Office SF:	24,300 Sq. Ft. – 2 Story - Office
Built:	1968, 1985 Addition
Construction:	Metal and Brick Façade
Ceiling Heights:	20' – Factory
Loading:	2 exterior docks, 2 interior docks, 1 drive-in New concrete dock tarmac installed in 2003
Column Spacing:	40' x 56'
Crane:	(2) 5-ton bridge, (1) 2½ - ton
Power:	Two Services: 240v, 1600 amps & 480v, 1200 amps
Parking:	180 Cars (Resurfaced in 2003)
Lighting:	Metal halide in factory
A/C:	Office Only
Sprinkler:	Wet
Rail:	Yes
Zoning:	M1- Manufacturing
Current Use:	Manufacturing & distribution
Water/Sewer:	Illinois American Water Company (Treatment plan located in the International Center)
Heat:	Gas
Roof:	Flat with Membrane System (48,000 sf installed 2003 / 54,000 sf 20 years old)
Lease Rate:	\$3.50/Sq. Ft. Net
Real Estate Taxes:	\$.60 psf (approximately 2003)
Sales Price:	STO