

56 Chancellor Drive Roselle, IL

BUILDING/PROPERTY SPECIFICATIONS

Dupage County

Available:	26,069 Sq. Ft. – Warehouse <u>6,000 Sq. Ft. – Office</u> 32,069 Sq. Ft. – Total
Site Size:	1.69 Acres
Office Size:	6,000 Sq. Ft. – 2 Story - Office
Built:	1991
Construction:	Reinforced Concrete
Ceiling Height:	24' clear
A/C:	100% air conditioned (Office & Warehouse)
Loading:	3 exterior docks w/3 interior levelers 2 drive-in doors (8'x10' and 12'x 14')
Bay Sizes:	30' x 30'
Parking:	54 Cars
Sprinkler:	Yes
Rail:	No
Zoning:	M-PUD (Master Planned Unit Development)
Power:	1600 amps/208v 3-Phase
Real Estate Taxes:	\$47,716 (\$1.55 psf – 2006)
Sales Price:	\$2.6M



Contact: Jane Robins
847-627-4226
jrobins@arthurjrogers.com