

FOR LEASE

Office/Warehouse Condo Unit

125 Capista Drive
Shorewood, IL.
4,181 Square Feet.



Contact:

Michael Gazzola
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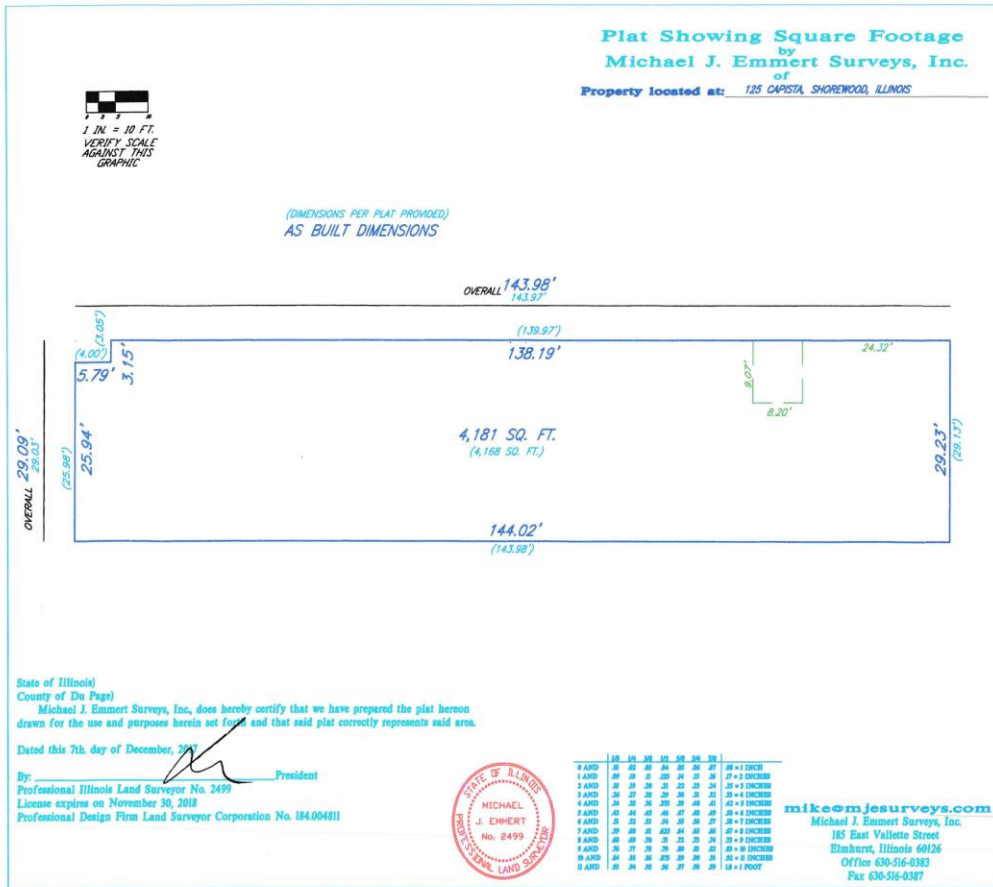
PROPERTY FEATURES:

- Deluxe, High Image Office/Warehouse Condo Unit – 4,181 SF
- Minutes from I55/Rt. 52 Interchange
- Will County
- Triple Trap Drains
- Office Space to Suit
- Pre-Cast Concrete Construction
- Ample Parking
- Zoned B3 General Commercial District

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PROPERTY SPECIFICATIONS:

Building Size: 25,000 SF – Multi-Tenant, Six Unit
Unit Size: 4,181 SF
Office Size: To Suit
Warehouse: To Suit
Loading: One 12' x 14' DID
Ceiling Height: 23' Clear
Power: 200 Amps, 480 Volt; 3 Phase
Parking: Ample Parking
Sprinkler: Fully
Heat: Unit Heater
Age: 2008
Real Estate Taxes (2018): \$1.97 PSF
CAM (2019): \$2.48 PSF
Lease Rate: **\$8.50 PSF NET**

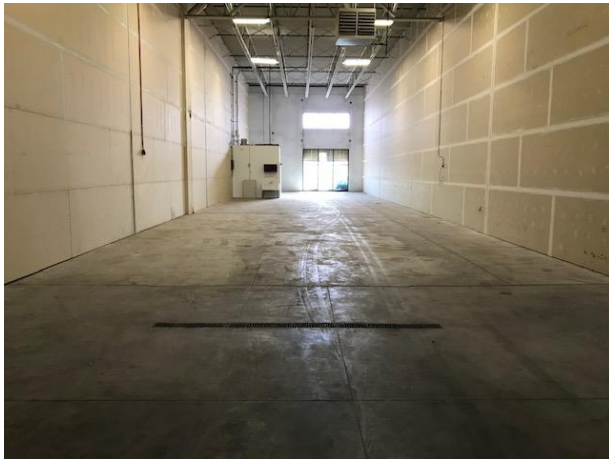
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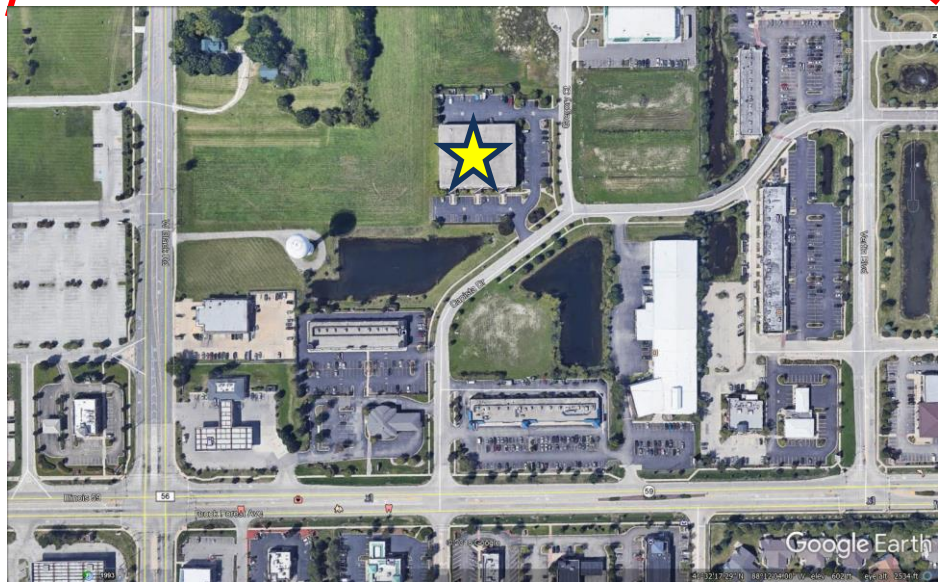
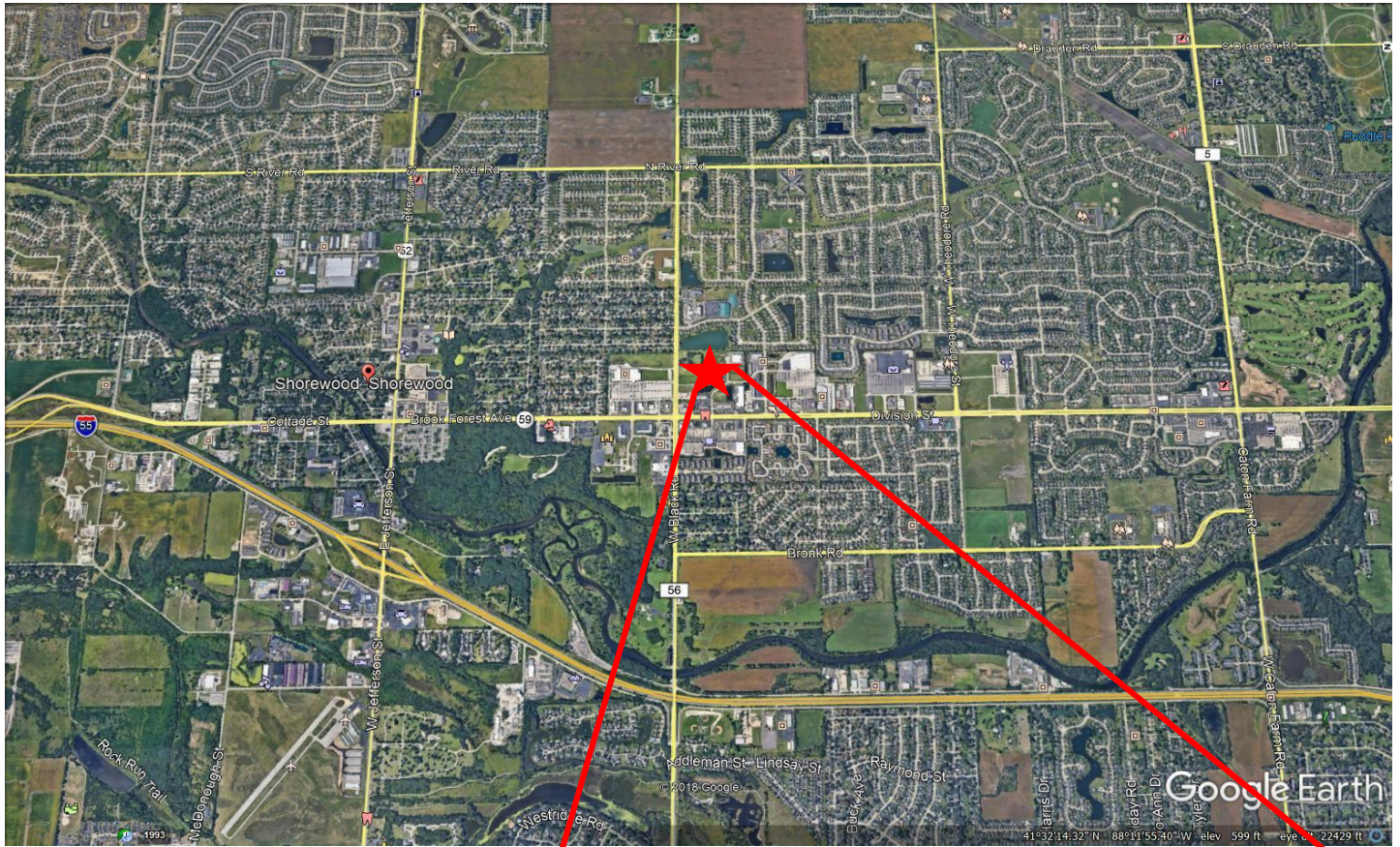
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Property Notes

Multiple uses possible from retail to light industrial or professional.
Additional parking in rear of building.

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