

For more information contact:

**Eric Wagener**  
**847-706-7155**

ewagener@owenwagener.com

**Owen Wagener & Co.**  
 955 N. Plum Grove Rd., Suite C  
 Schaumburg, IL 60173  
 www.owenwagener.com

**MULTI-TENANT INDUSTRIAL**

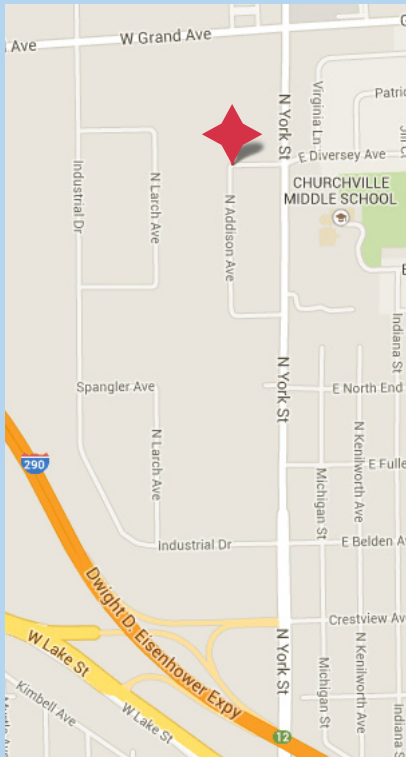


**133 West Diversey**

- Premium Industrial Space
- High 24' Clear Ceilings
- Excellent Loading, Heavy Power
- Prime Location just off of York Road and I-290

Space Available:	7,197 SF
Total Building Size:	52,378 SF
Description:	Multi-Tenant Industrial
Present Offices:	1,090 SF
Ceiling Height:	24'
Parking:	109 Total Spaces (2.06 per 1,000 SF)
Loading:	1 Exterior Dock, 1 Drive-In Door
Year Built:	2000
Zoning:	Industrial
Power:	400 Amps
Heat:	Gas Forced Air
Sprinklers:	Yes
Monthly Rent:	\$5,726.00 (\$9.55/SF) Modified Gross
Taxes:	Estimated \$1.28/SF*
Oper Exp:	Estimated \$1.19/SF*

\*Included up to 2019 estimates. Tenant participates in increase in tax & operating expenses in excess of 2019 estimates, if any.



133 W. Diversey, Elmhurst, IL

