

For more information contact:

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### MULTI-TENANT INDUSTRIAL

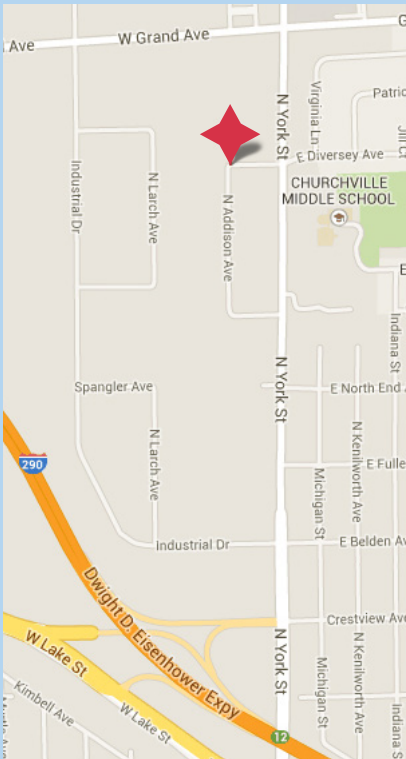


### 137 West Diversey

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

Space Available:	13,133 SF
Total Building Size:	52,378 SF
Description:	Multi-Tenant Industrial
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:	\$10,145.00 (\$9.27/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.



# 137 W. Diversey, Elmhurst, IL

