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Owen Wagener & Co.

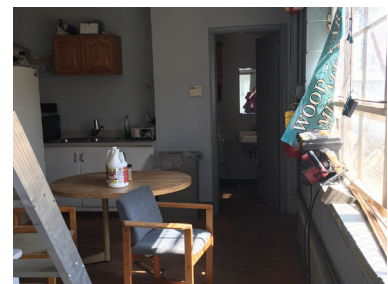
955 N. Plum Grove Rd., Suite C
 Schaumburg, IL 60173
 www.owenwagener.com

**MULTI-TENANT
 INDUSTRIAL**



9745 Industrial Drive, Unit 3 Bridgeview, Illinois

- 5,320 SF Unit
- One Private Office
- Open Area or Showroom
- Employee Break Room
- Storage Build-out in Warehouse Area
- Excellent Access to I-294 off 76th Ave



Space Available:	5,320 SF
Total Building Size:	53,900 SF
Description:	Multi-Tenant Industrial
Ceiling Height:	16'
Parking:	Ample
Loading:	1 Drive-In Door
Year Built:	1978
Power:	200 AMPS
Sprinklers:	Yes
Zoning:	I-2
Heat:	Gas Forced Air
Taxes:	2016 \$2.58/SF
CAM:	\$.35/SF
Monthly Rent:	\$4,323.00 Modified Gross (\$9.75/SF)

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