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### MULTI-TENANT INDUSTRIAL



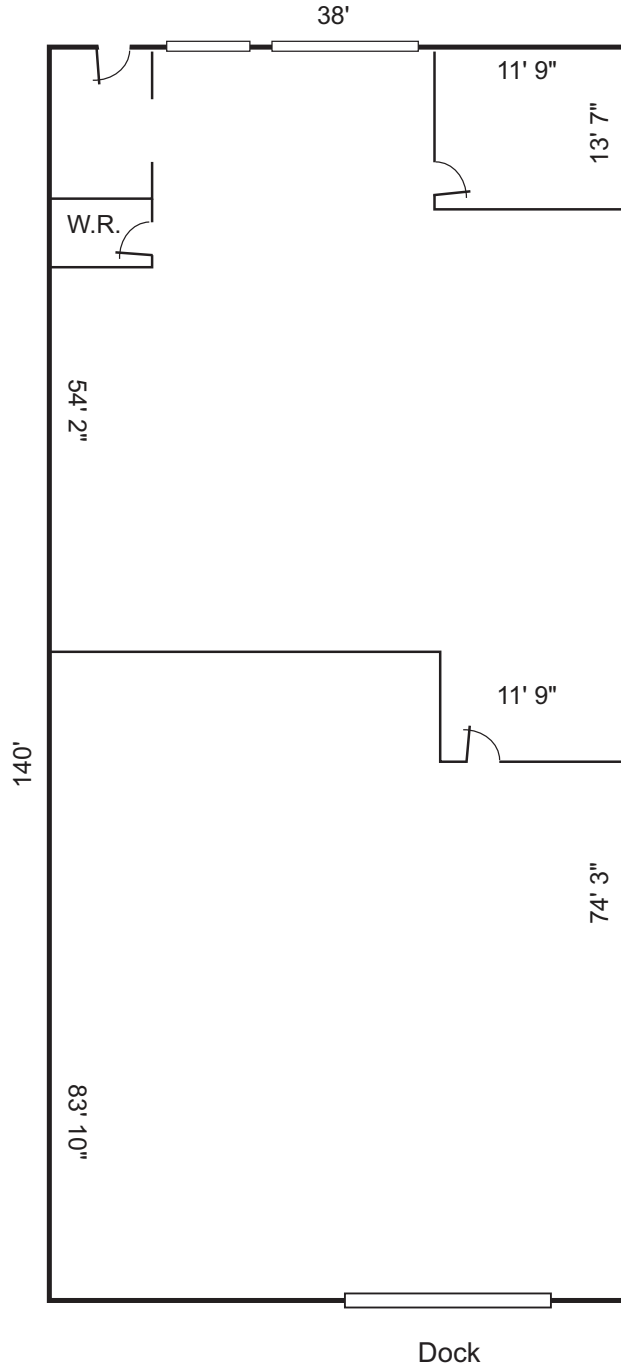
### 9745 Industrial Drive, Unit 4

- Approximately 35% Office
- Area for Assembly that is Air Conditioned
- 16' Ceiling Height
- Gas Forced Air
- Sprinklered
- Just Off I-294/95th Street Exit
- Easy Access to Expressways

Space Available:	5,320 SF
Office Space:	2,000 SF
Total Building Size:	53,900 SF
Description:	Multi-Tenant Industrial
Ceiling Height:	16'
Parking:	Ample
Loading:	Exterior Dock
Year Built:	1978
Power:	200 AMPS
Sprinklers:	Yes
Zoning:	I-2
Heat:	Gas Forced Air
Monthly Rent:	\$4,411.00 (\$9.95/SF) Modified Gross
Taxes:	\$2.81/SF
Operating Expenses:	\$.25/SF



# 9745 Industrial Drive, Unit 4



9745 INDUSTRIAL DRIVE, BRIDGEVIEW, ILLINOIS

