

AVAILABLE FOR LEASE

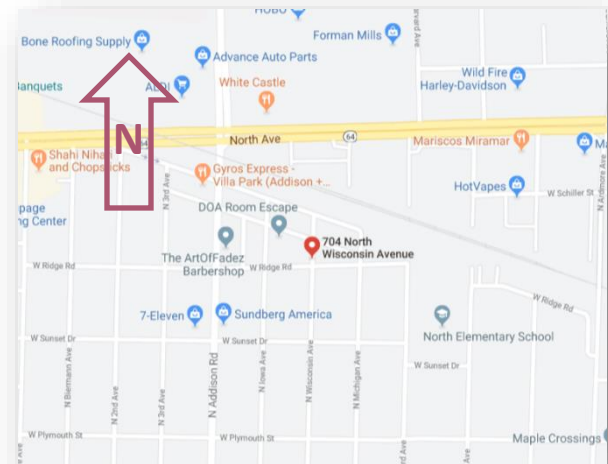
704 Wisconsin Ave.
Villa Park, IL 60181



1,800 SF
**INDUSTRIAL
SPACE**

\$10.60 PSF Gross

- Available NOW!
- 1,800 SF industrial unit which includes 220 SF of carpeted office/reception area and 2 private restrooms
- 10' x 10' Drive in Door at rear of unit
- 10' ceilings in warehouse, 200 AMP 3 Phase electric
- Great location just south of North Ave. & west of Route 83
- No triple catch basin – Villa Park requires a triple catch for ANY car storage



**KEY INVESTMENT
& Management Inc.**

Office: 630.932.5757
Fax: 630.932.5755
1263 S. Highland Ave., Suite 2W,
Lombard, IL 60148
www.key-investment.com

FOR FURTHER INFORMATION CONTACT:

Jeff Juliano
630.932.5757 Ext. 210
847-630-3435

jjuliano@key-investment.com

Real Estate

Brokerage

Leasing

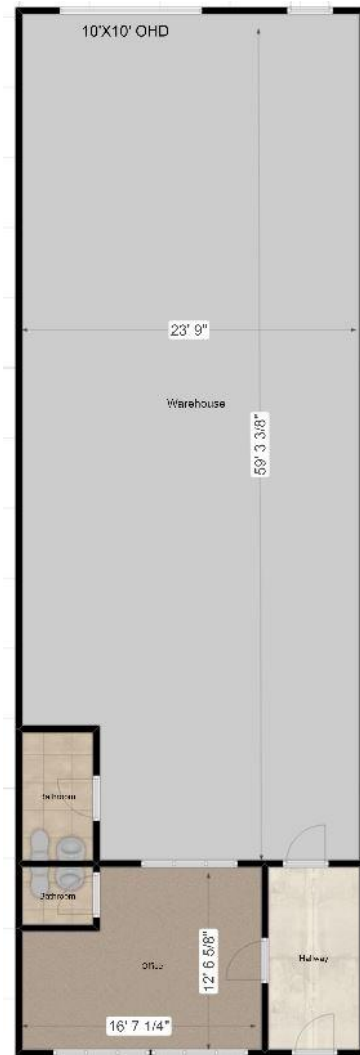
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All dimensions are approximate. Drawing not to scale.

PROPERTY SPECIFICATIONS	
Building Size:	10,500 SF
Available Space:	220 SF Office 1,580 SF Warehouse
Year Built:	1962
Zoning:	M-1 Light Industrial
Parking:	1.28: 1,000 SF
Drive In Door:	1 - 10' x 10'
Dock:	None
Ceiling Height:	10'10" warehouse
Power:	200 AMP - 3 Phase
Washrooms:	2
Sprinklered:	No
Utilities:	Gas, Electric, Sewer/Water
Real Estate Taxes:	Included
CAM:	Included
Possession:	Immediate
Lease Term:	Minimum 1 year
Lease Rate:	\$10.60 PSF Modified Gross \$1,590.00 Per Month



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