

# 40,423 SF ON 2.78 ACRES - HEAVY PARKING/STORAGE

## 5110 TOLLVIEW DRIVE, ROLLING MEADOWS, IL

Colliers



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## For Lease

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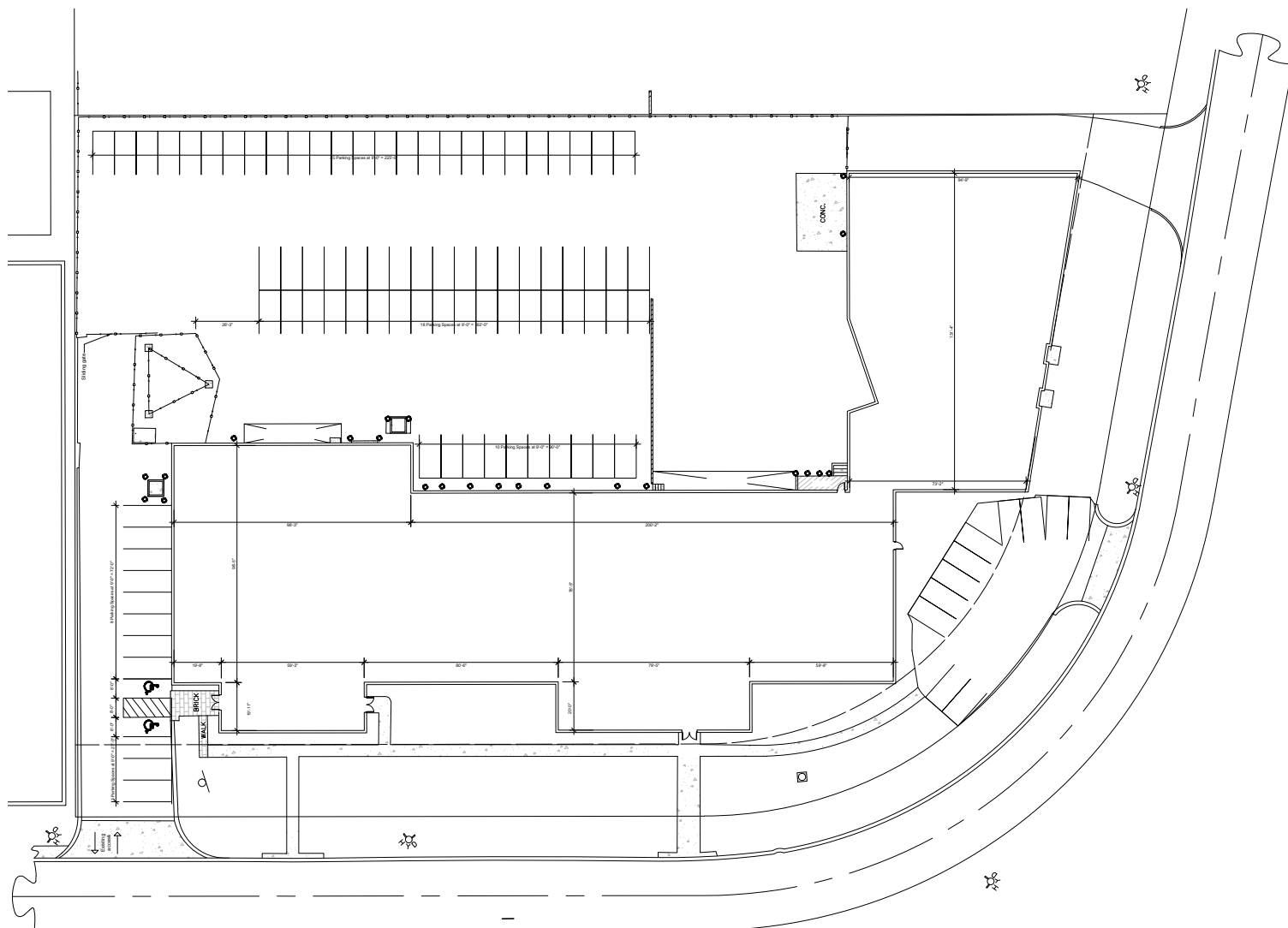
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### PROPERTY FEATURES

- Available Size: 40,423 SF (Divisible to 29,000 SF, 18,000 SF or 11,000 SF)
- Site Size: 2.78 acres
- Office Size: 1,500 SF of spec office planned
- Ceiling Height: 16' clear
- Loading: 4 exterior docks (expandable), 2 interior docks, 3 drive-in doors (expandable)
- Parking: 94 cars or 25 trailer spots/outside storage
- Zoning: M-1
- Power: Building has 2 Services: 1,200 amps, 120/208V, 3-Phase  
800 amps, 120/208V, 3-Phase
- Sprinkler System: Class 2 system
- Large truck court
- Less than 3 miles to I-90 interchange
- Street parking available beyond 94 spaces on site
- New 6B tax incentive in place
- Lease Rate: Subject to Offer

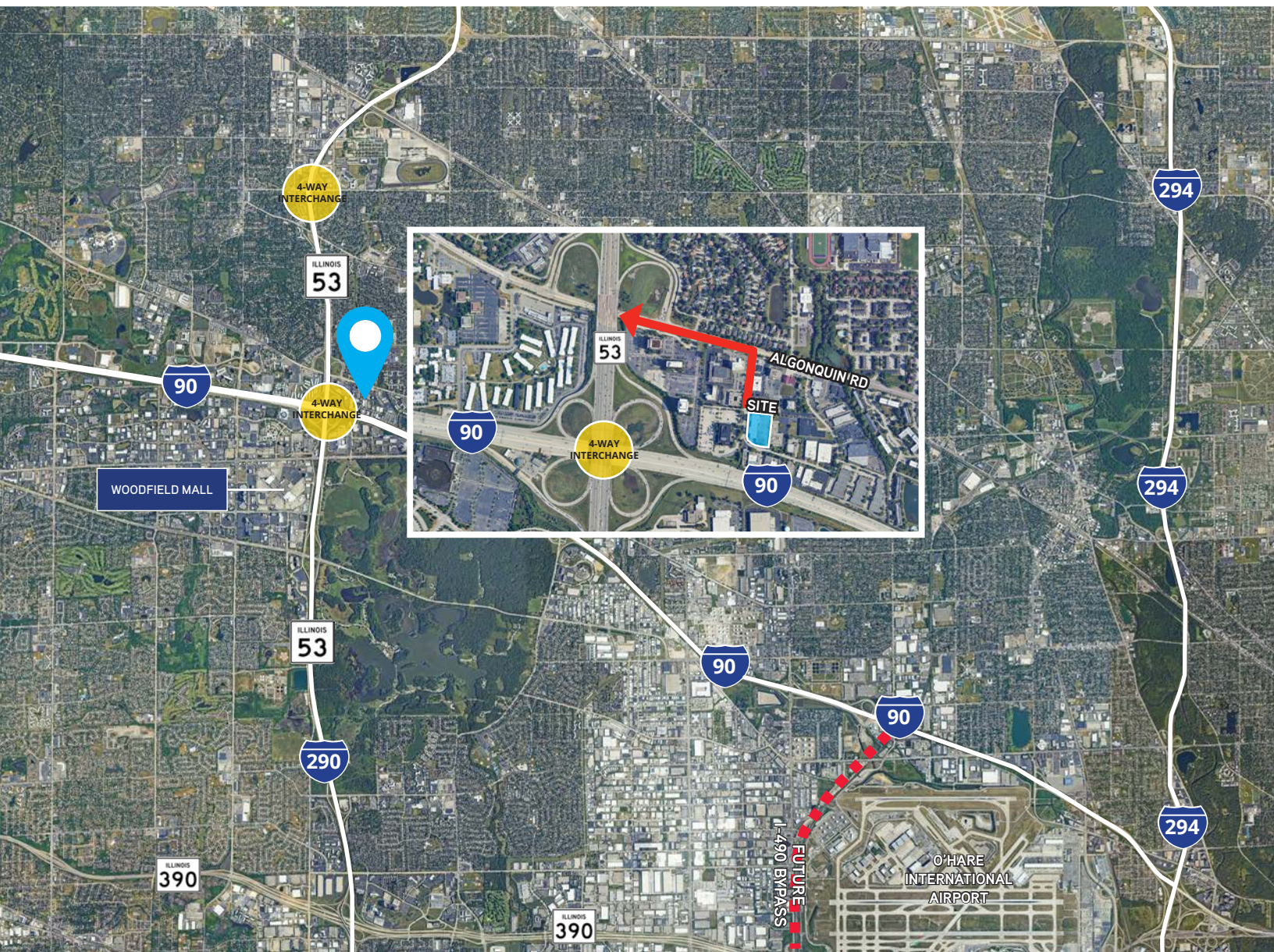
## SITE PLAN



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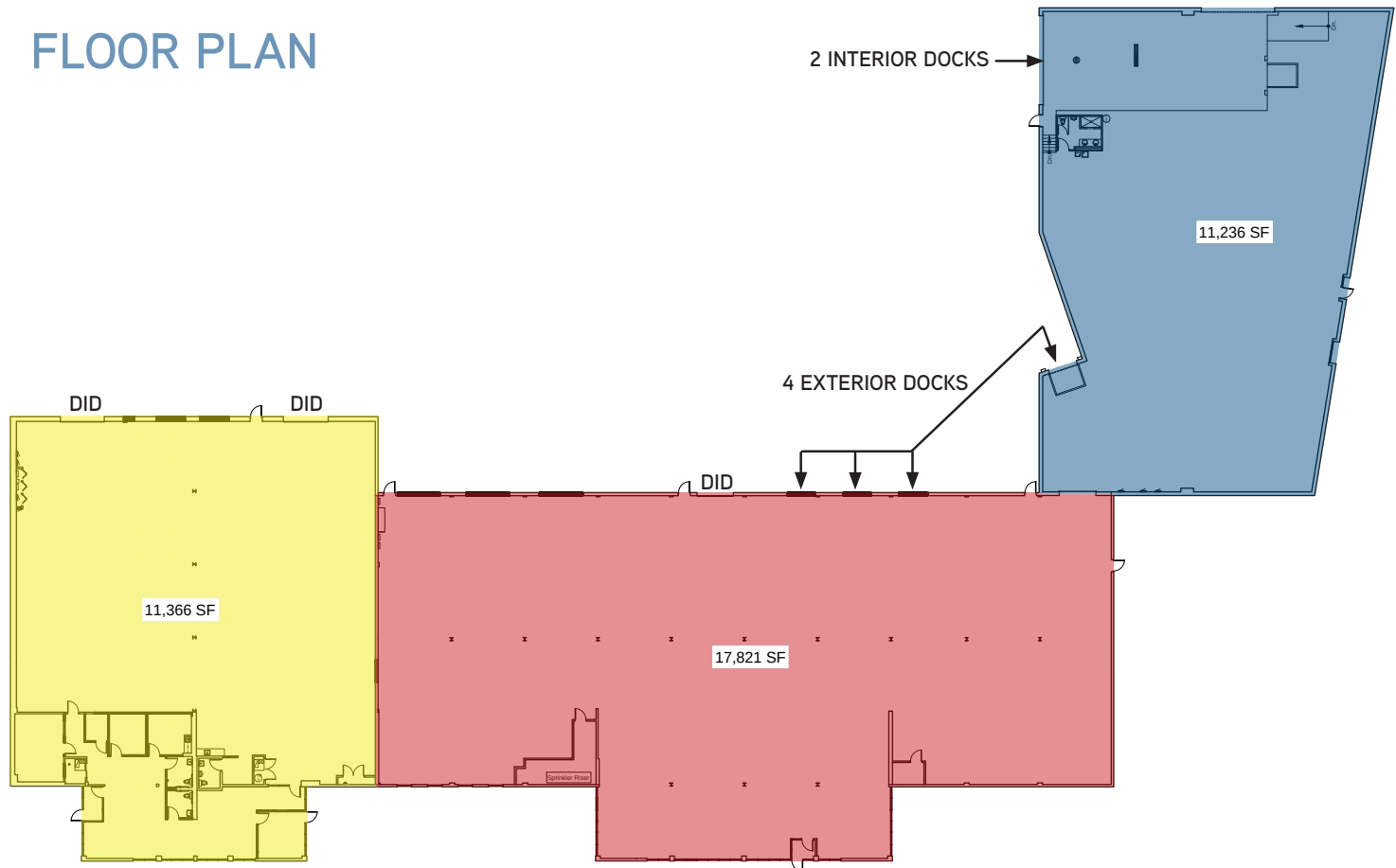


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## FLOOR PLAN



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