

41,100 SF FOR SALE OR LEASE

1440 Davey Rd., Woodridge, IL



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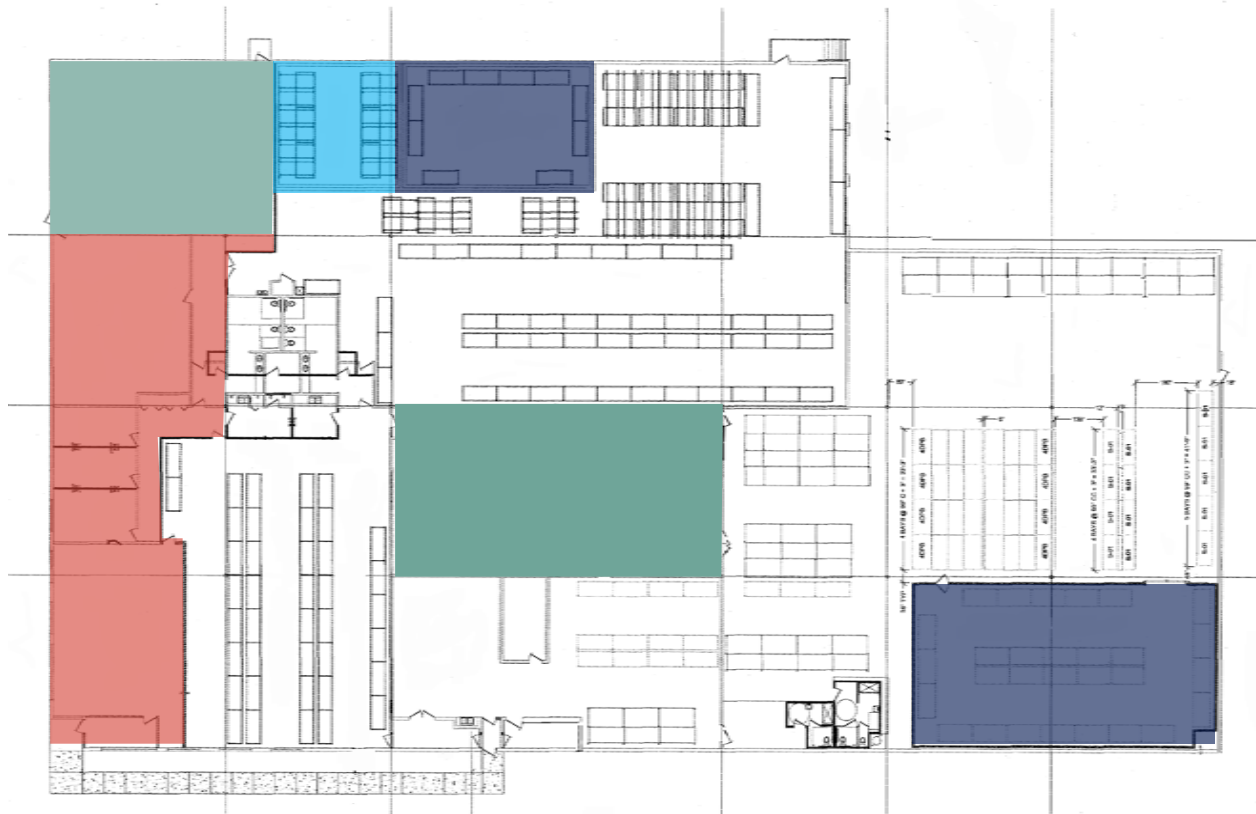
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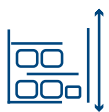
PROPERTY FEATURES

- Building Size: 41,100 SF
- Site Size: 2.30 acres
- Office Size: 4,000 SF
- Lab Area: 3,500 SF
- Clear Height: 24' clear
- Loading: 3 exterior docks, 1 drive-in door
- Car Parking: 53 spaces
- Ambient warehouse racking: 1,751 pallet positions
- Cooler: 850 SF, 19'6" clear height, 96 pallet positions
- Freezer 1: 1,350 SF, 19'6" clear height, 96 pallet positions
- Freezer 2: 2,700 SF, 23' clear height, 224 pallet positions
- Zoning: Regional Business Center (RBC)
- Power: 800 amps @480v
- Sprinkler System: Dry system for freezer and cooler space and wet for the balance of the building
- Year Built: 2001
- Sale Price: Subject to Offer
- Lease Rate: Subject to Offer
- Close proximity to I-55 and I-355 at Joliet Rd.

FLOOR PLAN



LAB SPACE **OFFICE SPACE** **FREEZER** **COOLER**



24' CLEAR HEIGHT



53 CAR PARKING



4,000 SF OFFICE



**3 EXTERIOR DOCKS
1 DRIVE-IN DOOR**



800 AMPS, 480V, HEAVY

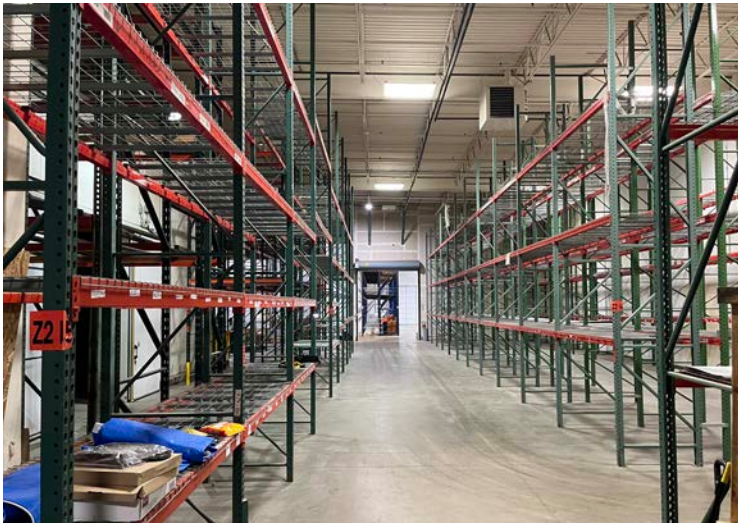
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PHOTOS

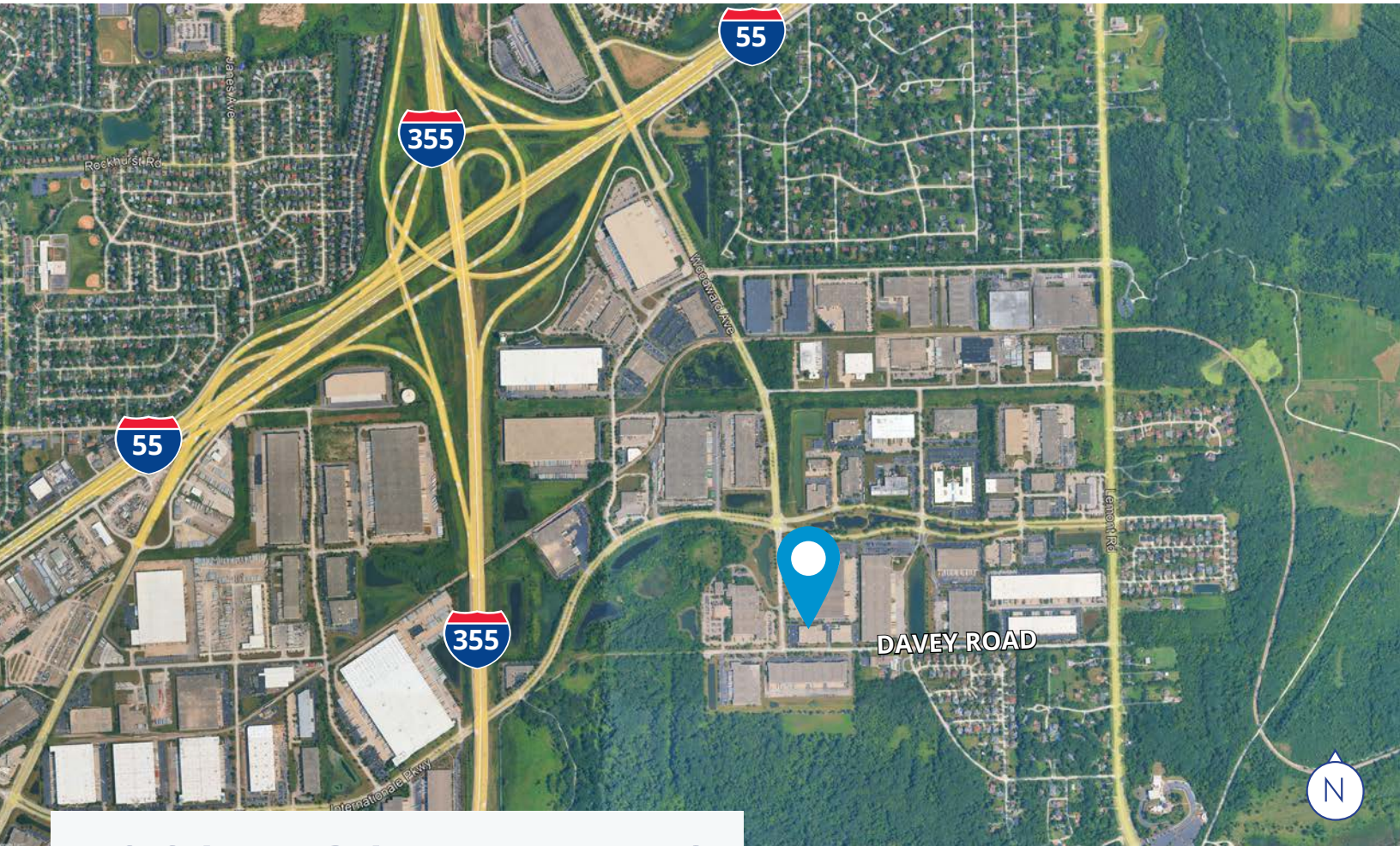


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LOCAL TRAVEL TIMES

I-55	7 minutes	4 miles
I-355	11 minutes	7 miles
I-294	20 minutes	13 miles
O'HARE AIRPORT	33 minutes	27 miles
DOWNTOWN CHICAGO	45 minutes	27 miles
MIDWAY AIRPORT	28 minutes	18 miles

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