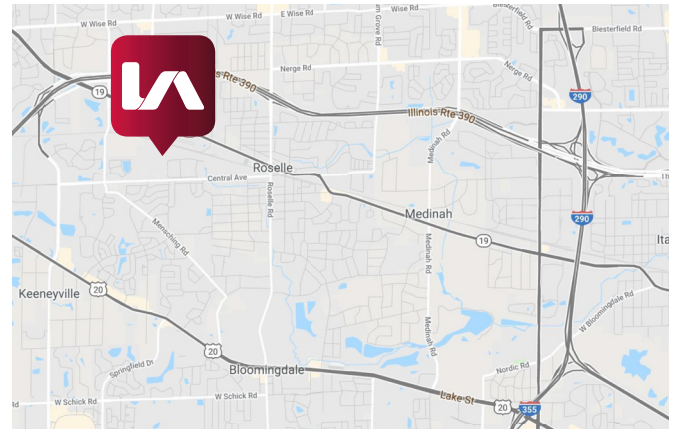


AVAILABLE FOR LEASE  
68 CONGRESS CIRCLE WEST  
ROSELLE, IL 60172



**BUILDING SPECIFICATIONS:**

<b>BUILDING SIZE:</b>	25,443 SF
<b>OFFICE:</b>	4,056 SF
<b>SITE SIZE:</b>	1.55 acres
<b>CLEAR HEIGHT:</b>	24'
<b>LOADING:</b>	› 2 exterior docks › 12' x 14' drive-in door
<b>CONSTRUCTION:</b>	Precast
<b>SPRINKLER:</b>	Wet
<b>PARKING:</b>	44 car spaces
<b>POWER:</b>	1600 Amps @ 208 / 240 Volts
<b>TAXES:</b>	2019 Taxes: \$1.57 PSF Pin: 02-04-202-051
<b>LEASE RATE:</b>	\$6.50 PSF Net
<b>COMMENTS:</b>	› Easy access to I-390 and major highways via Gary Avenue and Roselle Road › Well-maintained building › DuPage County › Upscale Business Park

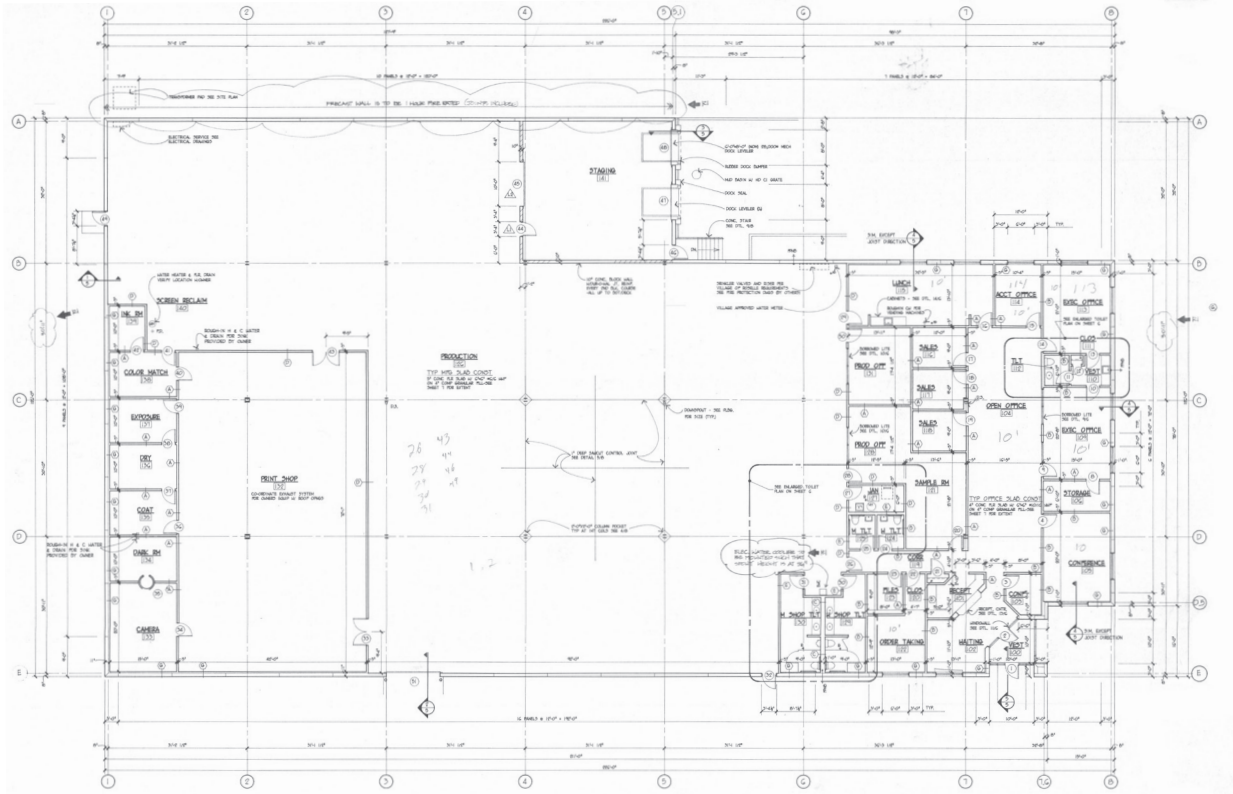


**Rick Anesi**  
Vice President  
ransei@lee-associates.com  
D 773.355.3043

**Mark Baumhart**  
Principal  
mbaumhart@lee-associates.com  
D 773.355.3003

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR LEASE  
 68 CONGRESS CIRCLE WEST  
 ROSELLE, IL 60172



## HIGHLIGHTS & FEATURES

- New roof in 2019
- Partial A/C in warehouse
- Parking expansion available
- Staging area for dock loading
- Executive office suites
- Separate office and warehouse bathrooms

**Rick Anesi**  
 Vice President  
 ransei@lee-associates.com  
 D 773.355.3043

**Mark Baumhart**  
 Principal  
 mbaumhart@lee-associates.com  
 D 773.355.3003

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.