

# 1570 HECHT COURT, BARTLETT, IL



## Specification Sheet

<b>BUILDING SIZE:</b>	45,722 SF
<b>OFFICE AREA:</b>	8,673 SF (2 story)
<b>TOTAL LAND AREA:</b>	4.43 Acres
<b>CEILING HEIGHT:</b>	20' clear
<b>TRUCK LOADING:</b>	5 Drive-in doors (16' x 16' and 20' x 16')
<b>PARKING:</b>	71 car , 24 truck / trailer
<b>YEAR BUILT:</b>	2008
<b>TAXES:</b>	\$35,824.92 / \$0.78 PSF (2008 DuPage County)
<b>ZONING:</b>	I-2
<b>ADDITIONAL LAND:</b>	2.81 Acres (\$675,000 / \$5.52 PSF)
<b>LEASE RATE:</b>	\$8.50 PSF Gross
<b>SALE PRICE:</b>	\$4,675,000 (\$102 PSF)
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>▪ New construction – brick &amp; pre-cast</li><li>▪ Elevator (office)</li><li>▪ Rail served (Canadian National) – spur into yard</li><li>▪ Free span in warehouse</li><li>▪ Paved parking &amp; yard</li><li>▪ Floor drains throughout</li><li>▪ Truck repair area</li></ul>

### For Additional Information Contact:

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This statement, with the information it contains, is given with the understanding that all negotiations relating to the purchase renting or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.