



FOR LEASE

Full Building Availability

1350 GREENBRIAR DR, ADDISON, IL

120,727 SF

(Divisible to 50,000 SF)





PROPERTY HIGHLIGHTS/

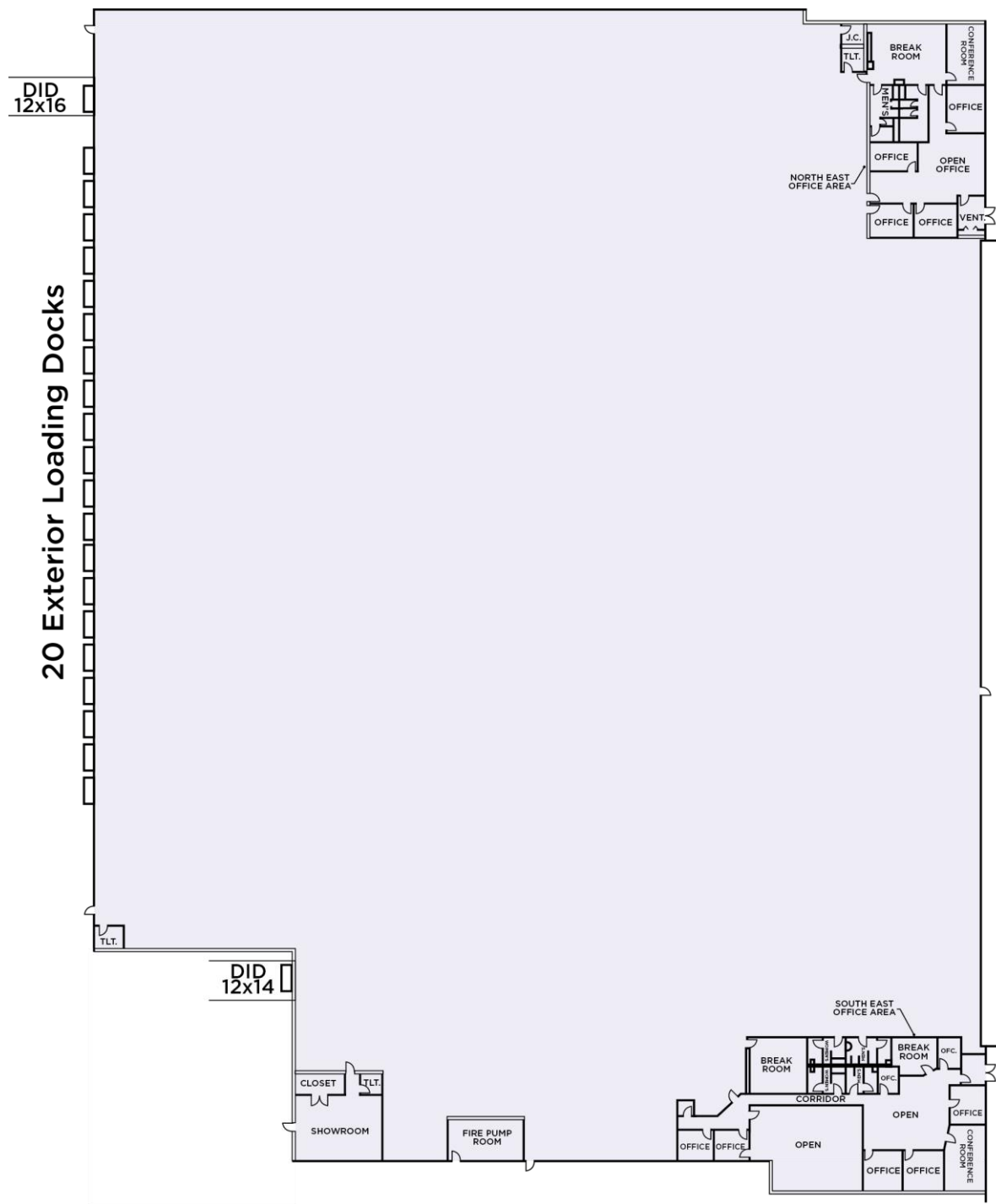
Building Size	120,727 SF (Divisible)
Office Size	North East: 3,159 SF South East: 4,897 SF
Year Built	2002
Ceiling Height	30'
Truck Docks	20 Exterior Docks w/19 levelers
Drive-In-Doors	2 Drive-in-Doors
Sprinkler System	ESFR
Parking	127
Power	Unit A 277-480 volt / 400 amp / 3p Unit B 277-480 volt / 400 amp / 3p
Taxes	\$198,407.16 (\$1.64/SF)
Operating Expenses	\$0.57 CAM/Management \$0.12 Insurance
Site Size	6.17 acres
Zoning	M4 – Planned Office Research/Industrial
Lease Rate	Subject to Offer



FLOOR PLAN

120,727 SF

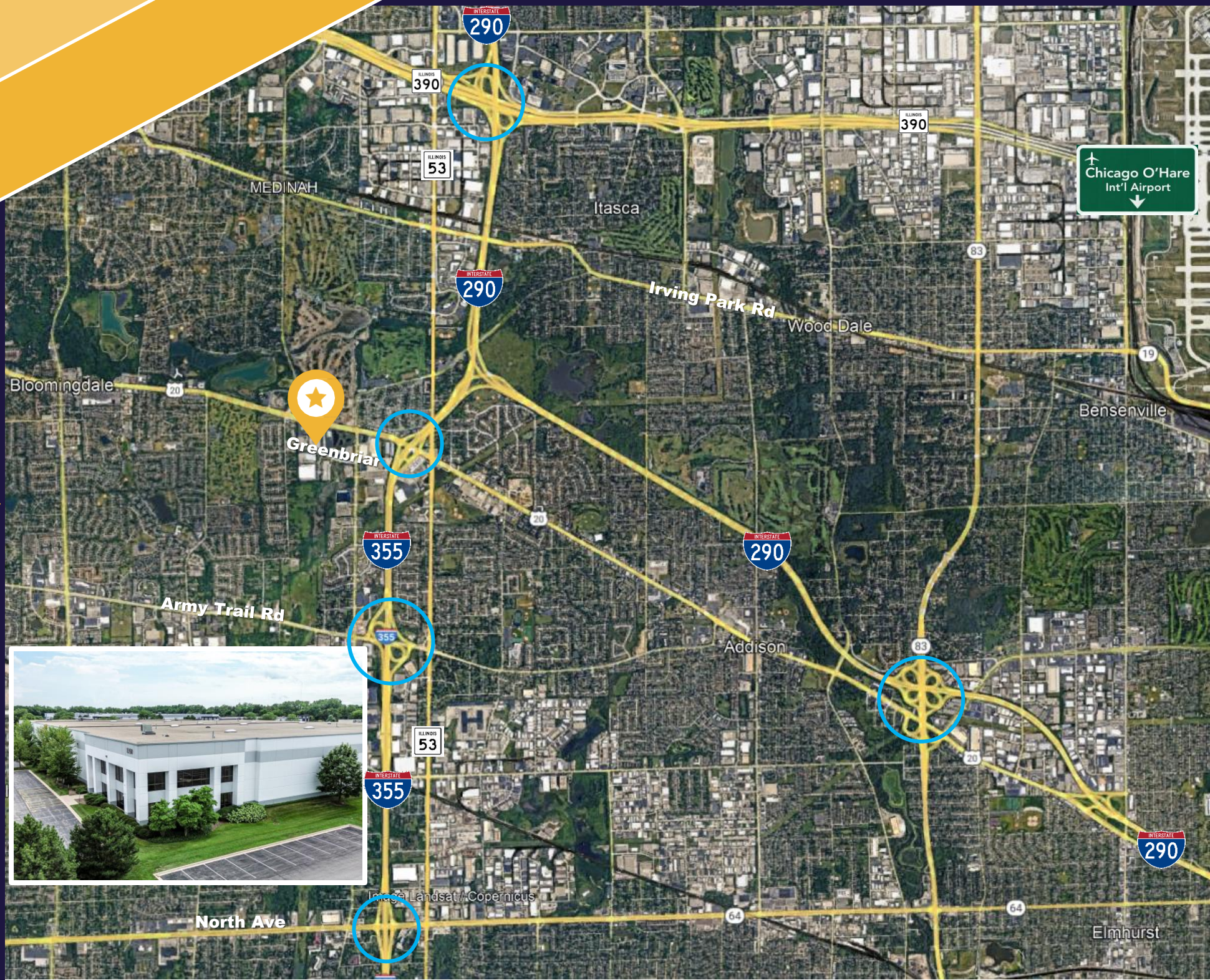
- 20 Exterior Loading Docks with 19 Dock Levelers
- 127 Automobile Parking Available
- Two office areas with potential to demise the building
- Institutionally Owned and Managed
- Low DuPage County RE Taxes
- Within Meadows Business Park
- Immediate access to I-355 via Lake Street Interchange and Army Trail Road



PROPERTY IMAGES



LOCATION MAP





1350

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