

FOR SALE

New Construction - Industrial/Office Park 650 Willowbrook Center Parkway - Willowbrook, IL

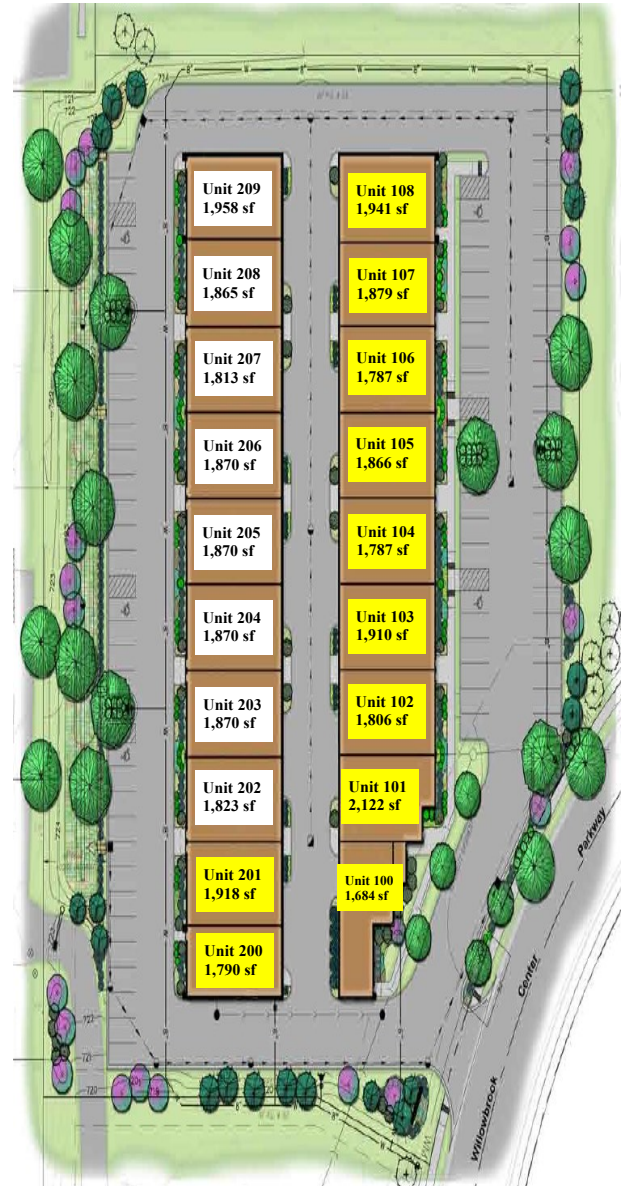
Sale Price \$135 PSF - Financing Available!!

Typical unit includes:

- Unit sizes from 1,684 sq. ft. (calculated as gross area per architectural plans)
- 18' ceiling height
- Fully sprinklered
- Triple basin floor drain
- 200 AMPs / three phase electric
- Energy efficient T5 fluorescent lighting
- Roughed in for ADA compliant restroom and shop utility sink
- Insulated drive in door (12' x 14')

Willowbrook Business Center Features:

- Total 35,429 sq. ft. two building development
- Site size: 2.78 acres
- 2015 precast concrete construction
- Masonry block demising walls
- 76 car parking stalls (1 per 450 sq. ft.)
- LOR Zoning (Limited Office and Research District)
- Low DuPage County real estate taxes estimated @ \$2.00 psf annually
- Monthly assessment estimated @ \$1.00 psf annually
- Immediate access to I-55 @ Route 83
- Broker co-op: 2.5%



Contract pending

CHOPP
COMMERCIAL
PROPERTIES

Exclusively Offered by:
Daniel Chopp
(708) 387-2640
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NOTE:
THIS DRAWING
NOT TO SCALE.

Agent has an ownership interest in this property.

All information herein is from sources deemed reliable but not guaranteed accurate.

Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.

Willowbrook Business Center

650 Willowbrook Center Parkway - Willowbrook, IL

Additional Features Sheet



- **18' clear ceiling height**
- **Thermal pane windows**
- **8" cinder block demising walls between units**
- **Precast concrete construction w/bar joist and metal roofdeck**
- **Gas forced air unit heater per unit**
- **Common triple basin floor drain**
- **Roughed in for ADA compliant restroom and shop utility sink**
- **Floor thickness 5"**
- **200 AMP three phase electric panel**
- **Two, six bulb T5 fluorescent high bay fixtures per unit**
- **12' x 14' insulated overhead doors with high lift rails**
 - **Optional: \$850 Liftmaster commercial jackshaft motor, (1) 3 button control, optical sensors**
- **Fully sprinklered - wet system**



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Location Map - Willowbrook Business Center 650 Willowbrook Center Parkway - Willowbrook, IL



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