

PRIME I-55 ALL PURPOSE INDUSTRIAL BUILDING
AVAILABLE for LEASE

417 Heathrow Court, Burr Ridge, IL 60527

Available Space:	12,519+/-
Total Building Size:	45,000 SF
Office Area:	900 SF +/-
Stories:	Single Story
Unit Dimensions:	172'D x 73'W
County:	DuPage
Facility Type:	Warehouse – Manufacturing – Distribution Facility
Year Built:	1980
Column Spacing:	34' x 44'
Ceiling Clear Height:	22'
Loading:	One (1) Exterior Dock with Levelators
Sprinkler:	Wet System
Lighting:	Metal Halide
Power:	200 AMP, 208 Volt
Water / Sewer:	City
Parking:	10 surface spaces
HVAC:	Direct Fire Gas Units
Zoning:	City of Burr Ridge I-1
Rail:	None
Lease Rate:	\$7.25 / SF Gross
Offered / Possession:	For Lease Only / Immediate
Comments:	<ul style="list-style-type: none">• East access to I-55, I-294 and I-355• Located between two 4-way Interchanges (County Line Rd and Rt. 83, Kingery Highway)• Low DuPage County Real Estate Taxes• I-55 Frontage• Business Park Setting• Atrium Entryways• Skylights Located Throughout Warehouse• Extremely Clean Facility

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