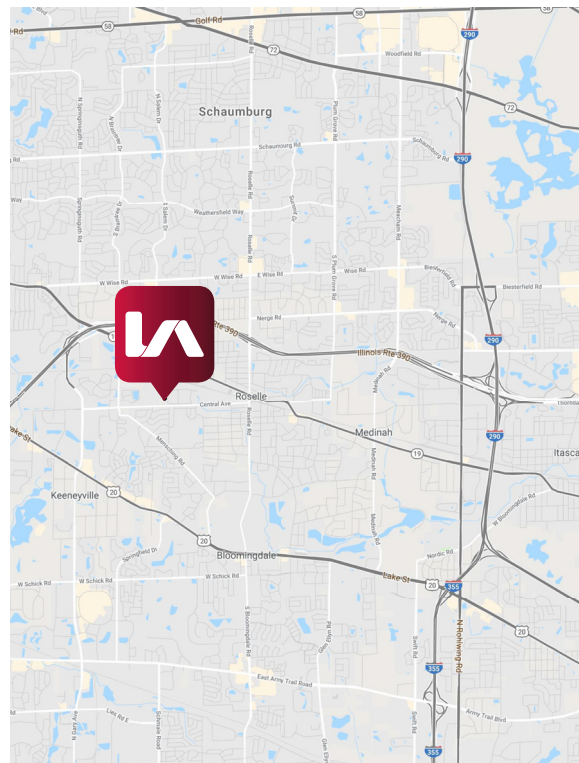


AVAILABLE FOR SALE
44 CONGRESS CIRCLE WEST
ROSELLE, ILLINOIS 60172
SHELL UNIT



BUILDING SPECIFICATIONS:

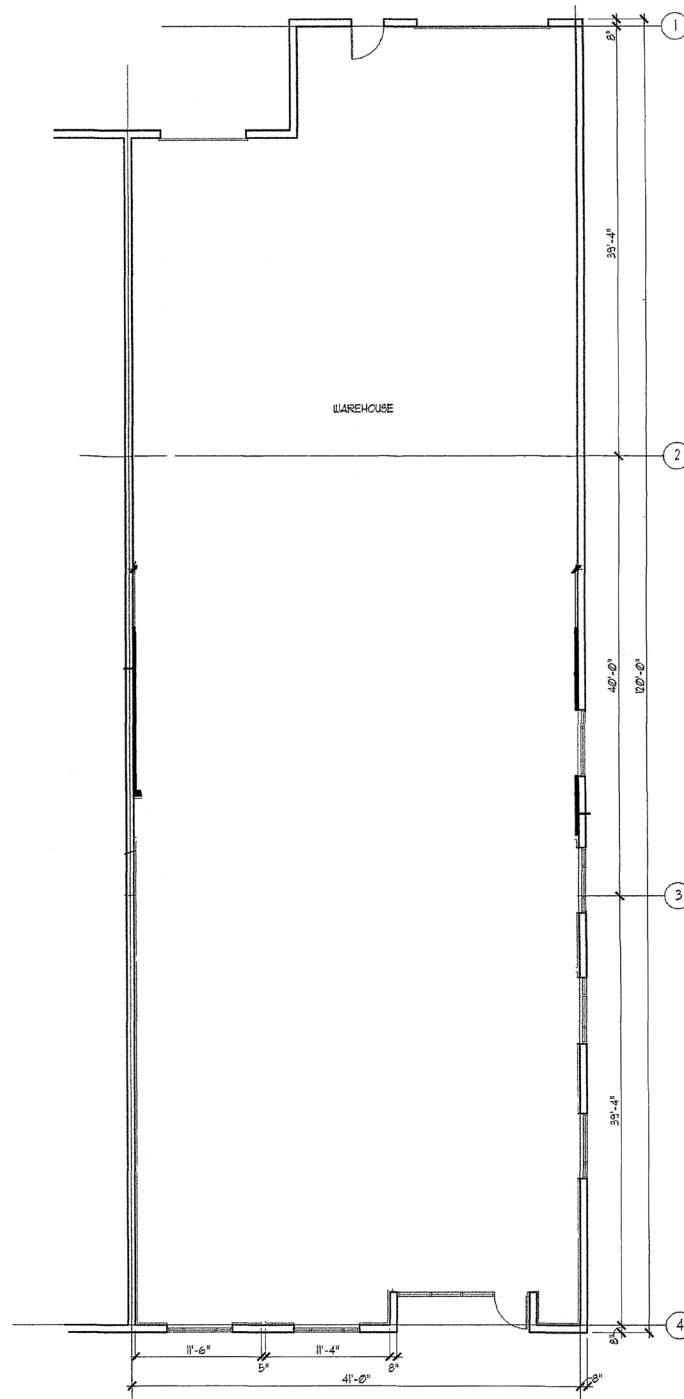
BUILDING SIZE:	60,000 SF
UNIT AVAILABLE:	5,000 SF
CLEAR HEIGHT:	18'
LOADING:	› 1 Private Dock › 1 Drive-in Door (12'w x 14'h)
POWER:	200 Amps / 480 Volts
SPRINKLER:	Fully
PARKING:	Ample
SALE PRICE:	\$469,999
TAXES:	Tax Pin Number: 02-04-208-010 2017 Taxes: \$11,012 / \$2.32 PSF
ASSOCIATION DUES:	\$1,817.73 per quarter
COMMENTS:	› Clean Unit › Manufacturing / Warehouse › DuPage County Taxes › Located Right Off I-390 Tollway



Rick Anesi
Vice President
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D 773.355.3043

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.

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