



MARQUETTE PROPERTIES, INC.

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FOR LEASE

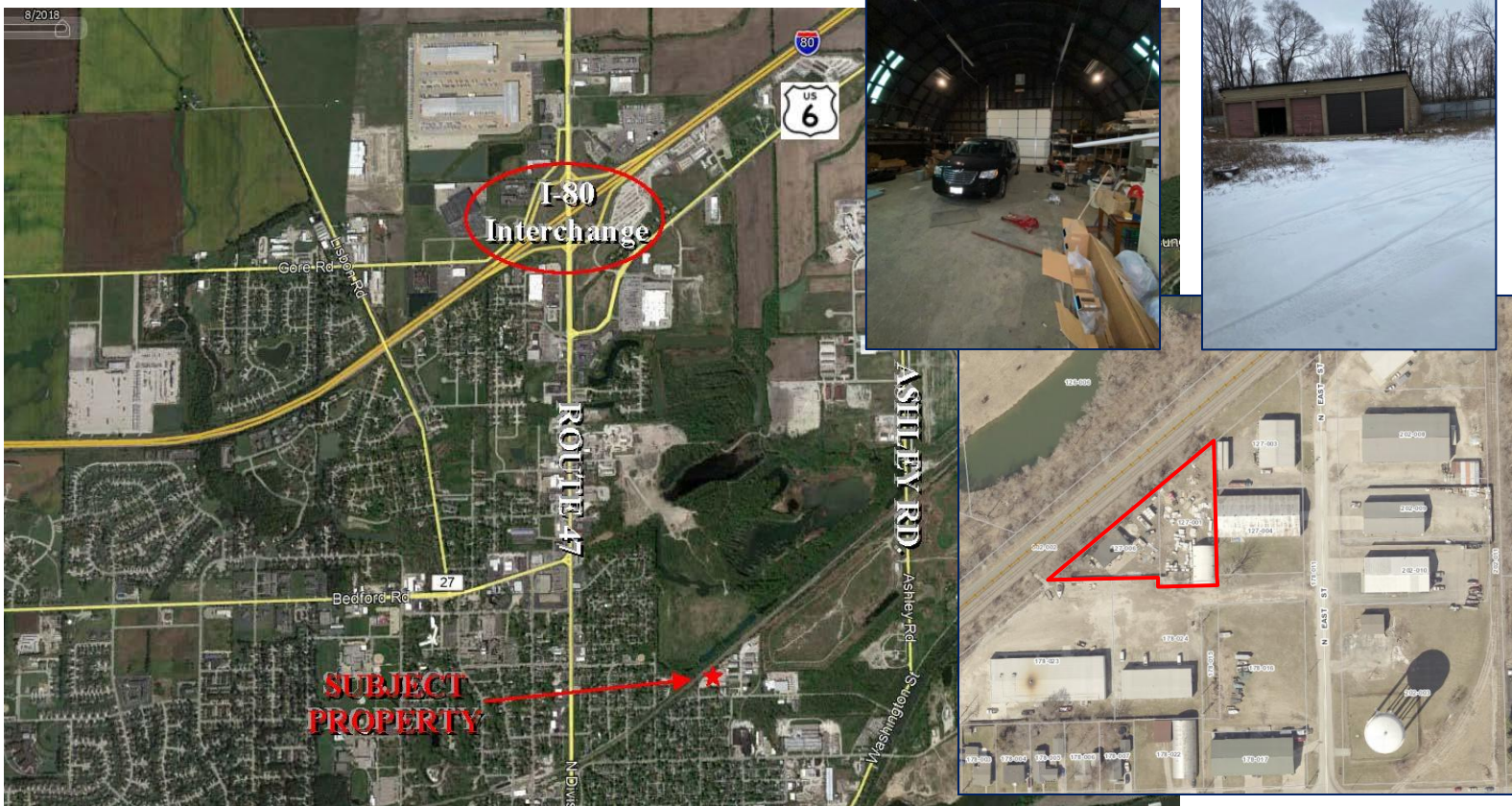
1305 Spruce St. Morris IL – Industrial Bldg.

Size: 3,000 +/- s/f & 2,300 s/f of dry storage

Lot is 0.80 acres

Lease: \$3,500/month (Triple Net Lease \$850/mo) = \$4,350/mo

Comments: Industrial shop with Office Area, 1 private office, 2 work stations, open floor plan 12' drive in door and a fully fenced in yard for lay down or industrial parking. Electric is 220 amp, 3 phase electric available. 5 bay storage building w/ 10' doors.



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