



MARQUETTE PROPERTIES, INC.

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FOR LEASE

I-80 & Rt. 47 Industrial Building

Space Available: 42,000 s/f (2.80 ac.)

Location: 3707 N. Division St. Morris IL *(Just North of I-80)*

Ideal For: Great Site for light manufacturing/warehouse/trucking/industrial uses

Lease Rate: \$9.00 per s/f Net (Taxes & CAM total: \$1.40 per s/f)

Ceiling Height: Max clear ht. 24' 9", Min 21' 9"

Access: (4) 14' overhead door, (2) Offices, (4) Restrooms, (4) Recessed docks

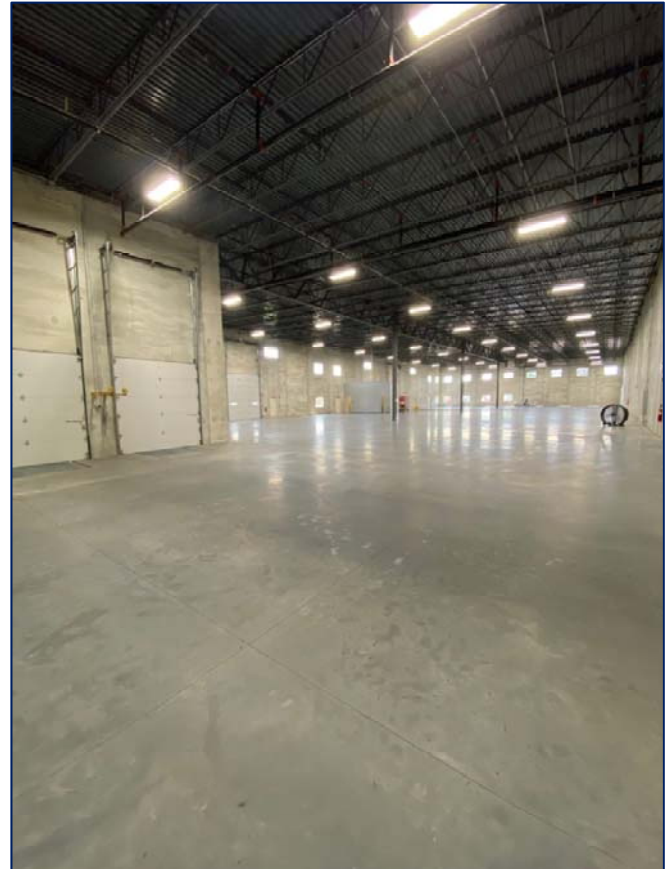
Comments: Great location with Rt. 47 frontage and easy access. Opportunity for showroom/display facing Rt. 47. Electric: 3Phase -120 1208V - 800 AMP service, (4) 200 AMP panels and (1) meter. EFSR sprinkler system. Building may be divided. Zoned LM1.



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