



# MARQUETTE PROPERTIES, INC.

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## FOR LEASE

### Industrial Building – Morris, IL

**Size:** 6,000 s/f

**Location:** Roberts Rd. & Ashley Rd.

**Lease:** \$10,500 per month, Owner pays taxes

**Comments:** 1 acre lot with NEW industrial building including shop space and a beautiful office layout. Fenced-In concrete yard with drive in doors. Available 2023!



7695 Ashley Rd.  
Morris, IL 60450  
[www.MARQUETTEPROPERTIES.com](http://www.MARQUETTEPROPERTIES.com)

## **Roberts Rd Lot 10**

1. (6) 12'w x 14' H overhead doors
2. Office square footage (1,600 sq ft)
  - a. (3) offices
  - b. Conference room
  - c. Reception
  - d. Men and Women's Restroom
  - e. Shop Lounge and Shop Restroom with shower.
3. Insulation
  - a. Walls R-20
  - b. Ceilings R-38
4. Exterior
  - a. Metal Roof
  - b. Full Height Masonry cladding on exterior walls
5. Parking
  - a. 47,000 square feet of concrete paving
  - b. Parking Stalls
    - Trailer -16
    - Tractor -16
    - Auto - 8
    - Handicap -1

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