



# MARQUETTE PROPERTIES, INC.

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## FOR LEASE

### I-80 & Rt. 47 Industrial Building

**Space Available:** 21,000 s/f

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

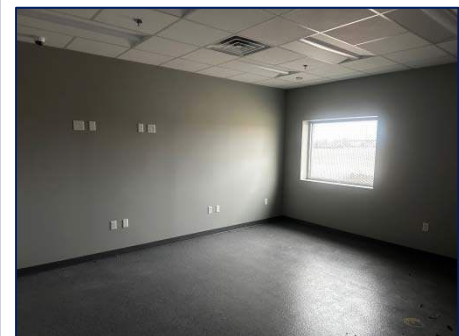
**Ideal For:** Great Site for climate controlled storage/warehouse/industrial uses

**Lease Rate:** \$10.50 per s/f (Taxes & CAM included)

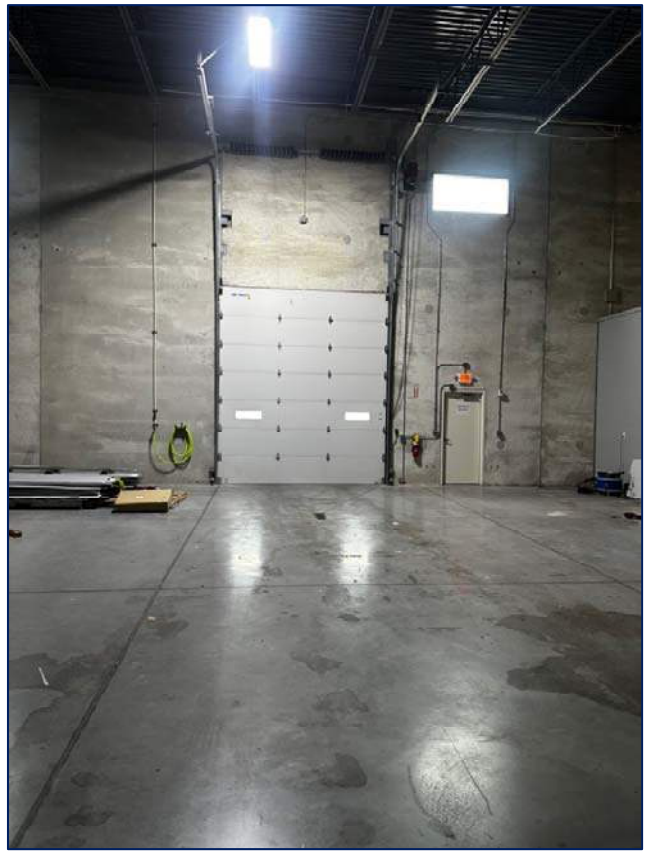
**Ceiling Height:** Max clear ht. 24' 9", Min 21' 9"

**Access:** (2) 14' overhead door, (1) Offices, (2) Restrooms, (2) Recessed docks

**Comments:** Great location with Rt. 47 frontage and easy access. Opportunity for showroom/display facing Rt. 47. Inside climate controlled storage/warehousing is ideal use. Sub-Lease opportunity. Zoned LM1.



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