



MARQUETTE PROPERTIES, INC.

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FOR LEASE

Industrial Bldg. w/ Fenced in Yard

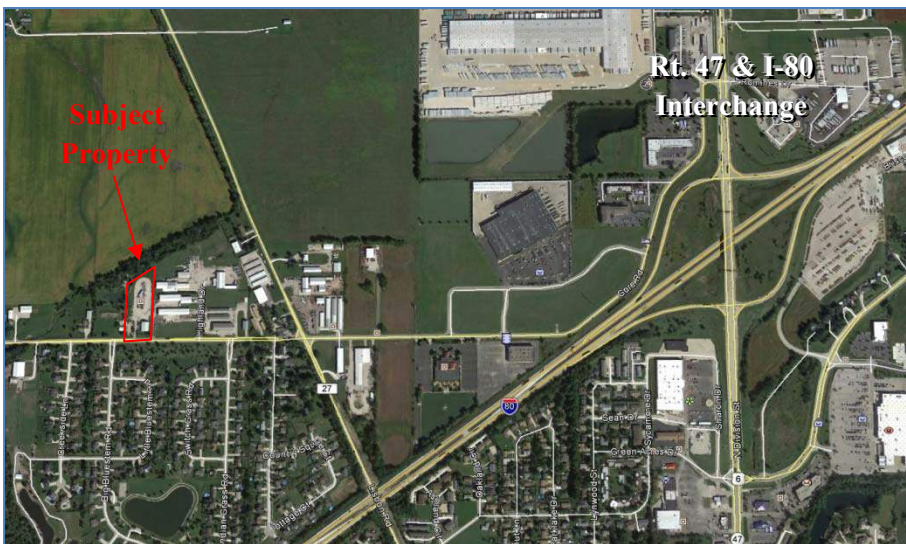
Size: 3 +/- acre tract w/ 4,800 s/f Building

Location: 950 Gore Rd. Morris, IL. 60450

Zoning: Manufacturing/ Light Industrial

Monthly Rent: \$9,800 (Modified Gross lease)

Comments: 3 ac. fenced in yard with gravel parking for truck parking. Pole building includes 3- 12' doors, 3 bay heated shop approx. 3,000 s/f w/ shop restroom. Newly renovated office space. 1- 16'x16' private office, 1- 32'x18' conference room w/2 restrooms, 2 - 15'x9' shop employee lounges and storage. Located 1/2 mile from I-80. Tenant pays utilities, snow removal & lawn care, landlord will pay property taxes. Trucking terminals not allowed.



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