

# 250-270 TUBEWAY DRIVE

CAROL STREAM, IL 60188

## HIGH IMAGE INDUSTRIAL SPACE FOR LEASE



### OFFERING SUMMARY

<b>Available RSF:</b>	5,925 RSF
<b>Clear Height:</b>	16 Ft. Clear
<b>Loading:</b>	Dock & Drive-in Door
<b>Power:</b>	400 Amp, 120/240 Volt, 3-Phase
<b>Fire Protection:</b>	Fully Sprinklers
<b>Access:</b>	24-Hour Access
<b>Parking Ratio:</b>	2/1,000 SF Ratio
<b>Complex Size:</b>	37,675 SF
<b>Lease Rate:</b>	\$8.50 PSF (NNN)

### PROPERTY HIGHLIGHTS

- Institutionally Owned and Managed
- Conveniently located close to many area restaurants and amenities, close to I- 355 via North Avenue.
- 100% AC

Professionally Managed and Owned by:



JBSCRE.COM | 2777 FINLEY ROAD, SUITE 3, DOWNERS GROVE, IL 60515 | 312.462.1020

**BRIAN SILVERMAN**  
PARTNER  
312.462.1023  
BRIAN@JBSCRE.COM

**JASON SHIBATA**  
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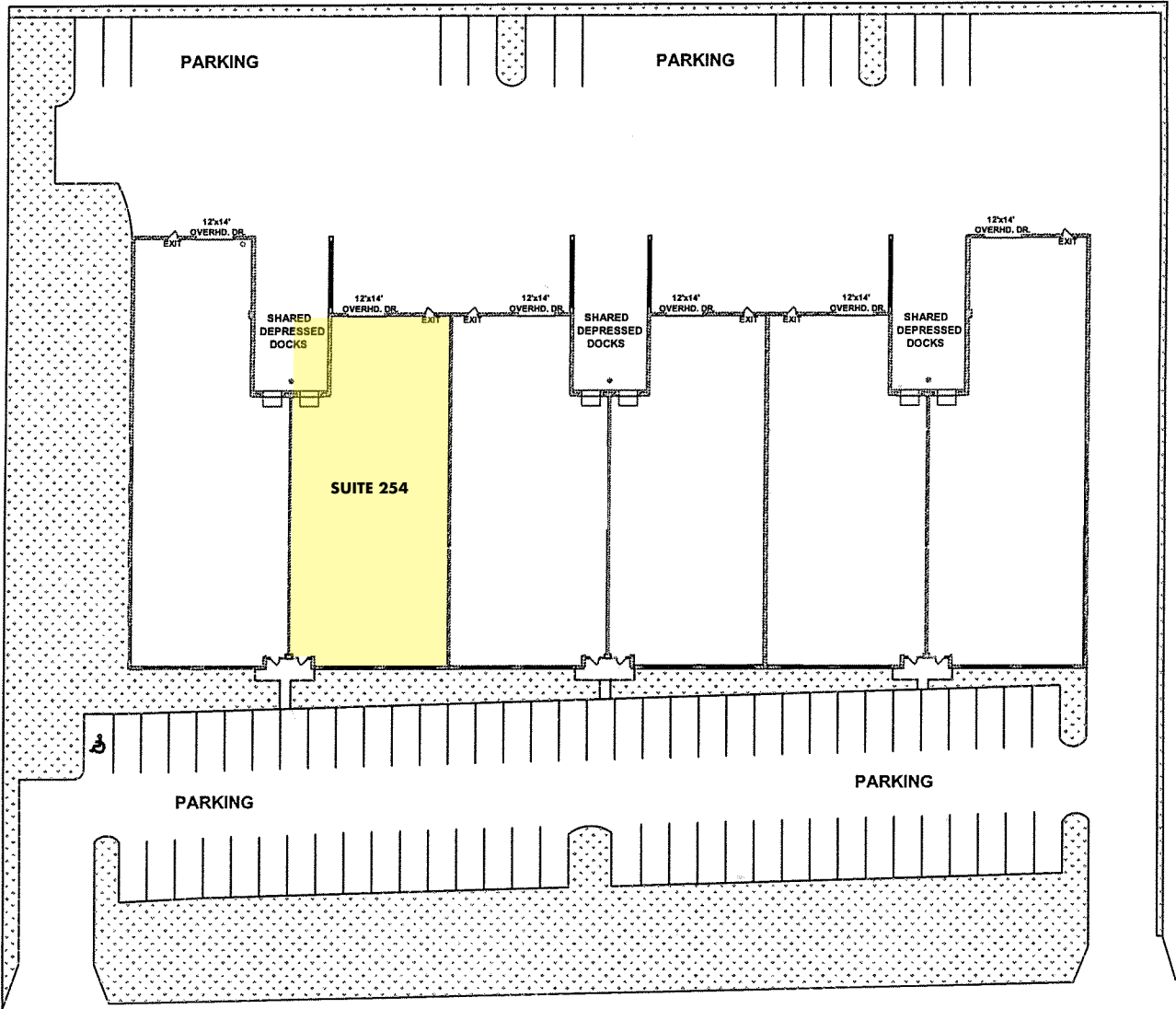
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## SITE PLAN



SPACE	LEASE RATE	SIZE (SF)	OFFICE (SF)	LOADING	AVAILABILITY
254	\$8.50 PSF (NNN)	5,925 SF	2,425 SF (41%)	Dock, Drive-in Door	

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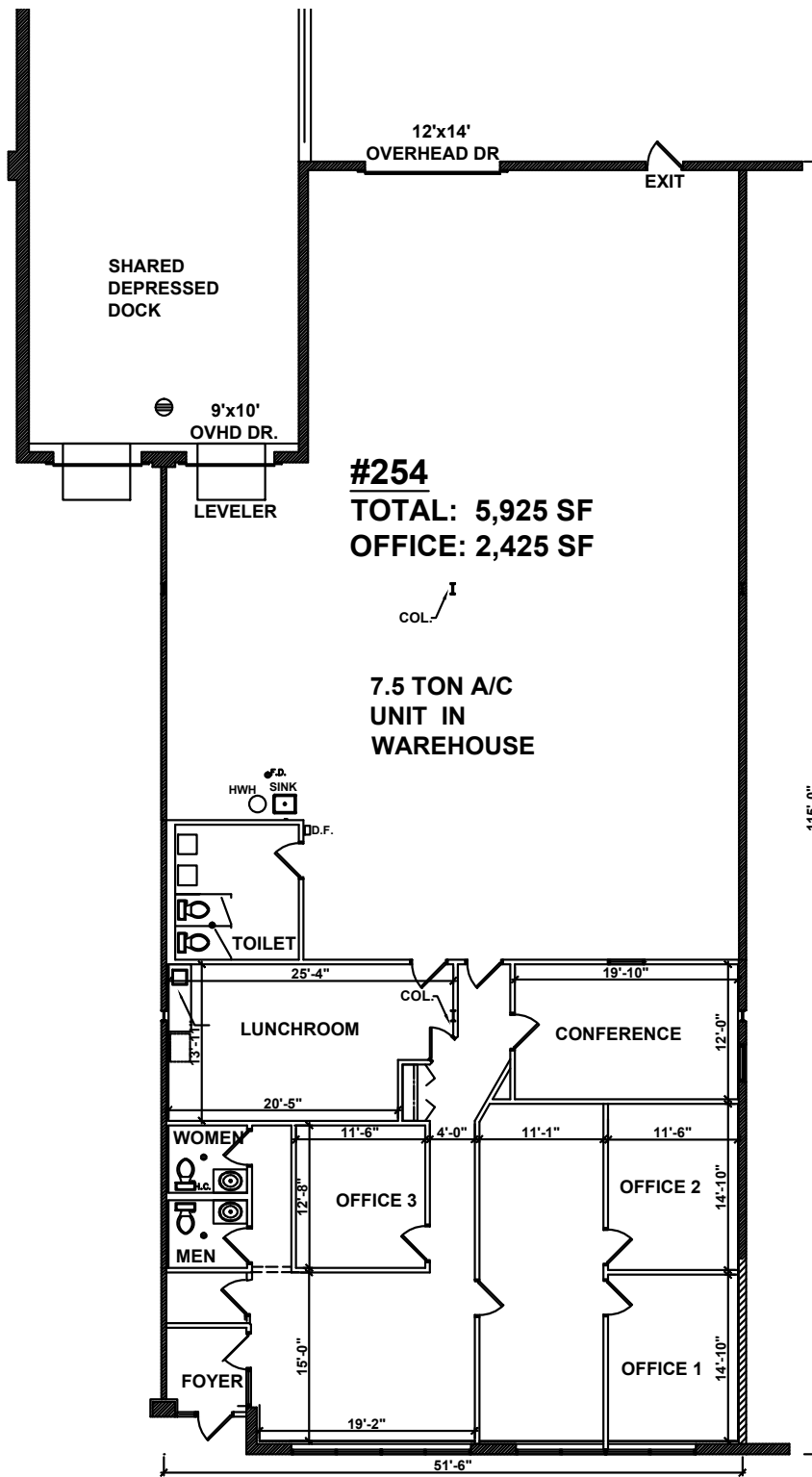


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## SUITE 254 - 5,925 SF



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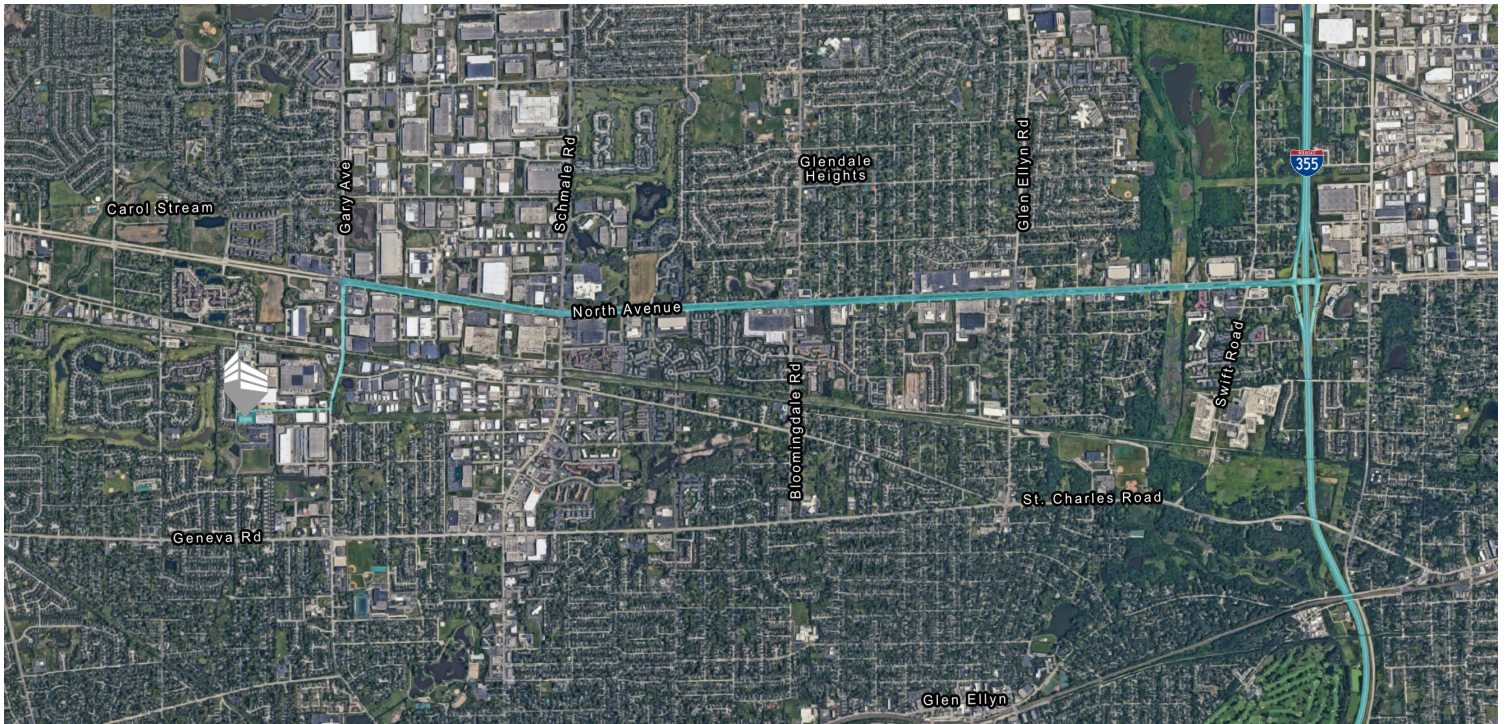


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## LOCATION MAPS



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