

For Sale or Lease

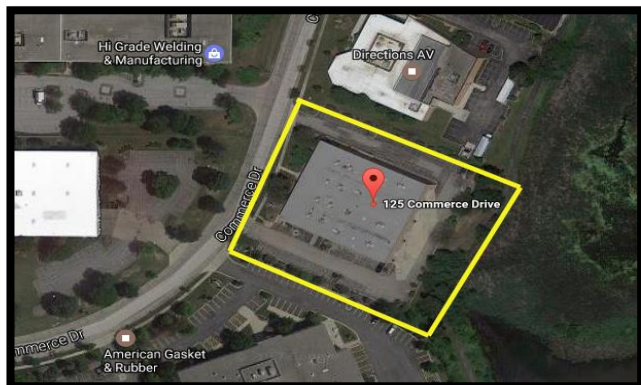
125 E. Commerce Dr., Schaumburg, IL
30,163 SF

2,934, 6,327, 9,261 SF Office Available



PROPERTY FEATURES:

- High image building
- Tremendous restaurants, hotels and shopping only minutes from the property
- Elevator access to second floor offices
- Fantastic window line
- Located in Woodfield Business Center
- Convenient access to I-90, I-290 and Rt. 53
- Fully air-conditioned
- Very well maintained
- Building is 70% leased and also offered for sale



Contact:

Brian Bocci
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For Lease

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30,163 SF

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PROPERTY SPECIFICATIONS:

- Address: 125 E. Commerce Dr., Schaumburg, IL
- Available Office Space: 2,934 SF, 6,327 SF, Combined 9,261 SF
- Lease Rate for Vacant Office Space: \$11.75 Modified Gross
- Building Size: 30,163 SF (13,163 SF Office/16,575 SF Warehouse)
- Land Site: 1.60 Acres
- Loading: 4 exterior docks/2 drive-in-doors
- Ceiling Height: 21' Clear
- Power: 400 Amps
- Year Built: 1986
- Parking: 63 Spaces
- Lease Rate for Vacant Office Space: \$11.75 Modified Gross
- Real Estate Taxes: \$3.23 PSF (2015 est.)
- Sale Price: Subject to Offer (Rent Roll Available)



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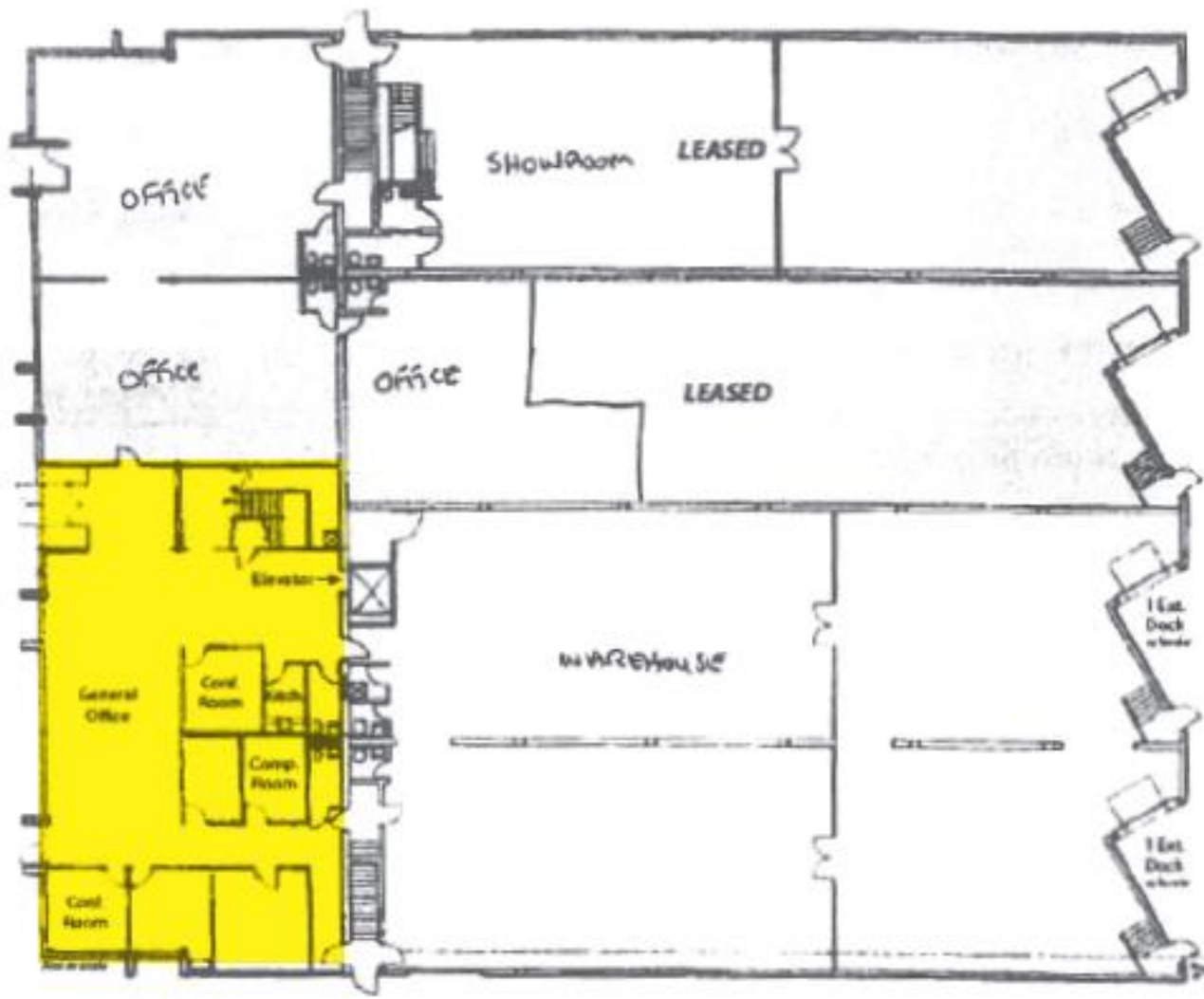
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1st Floor Floor Plan – 2,934 RSF



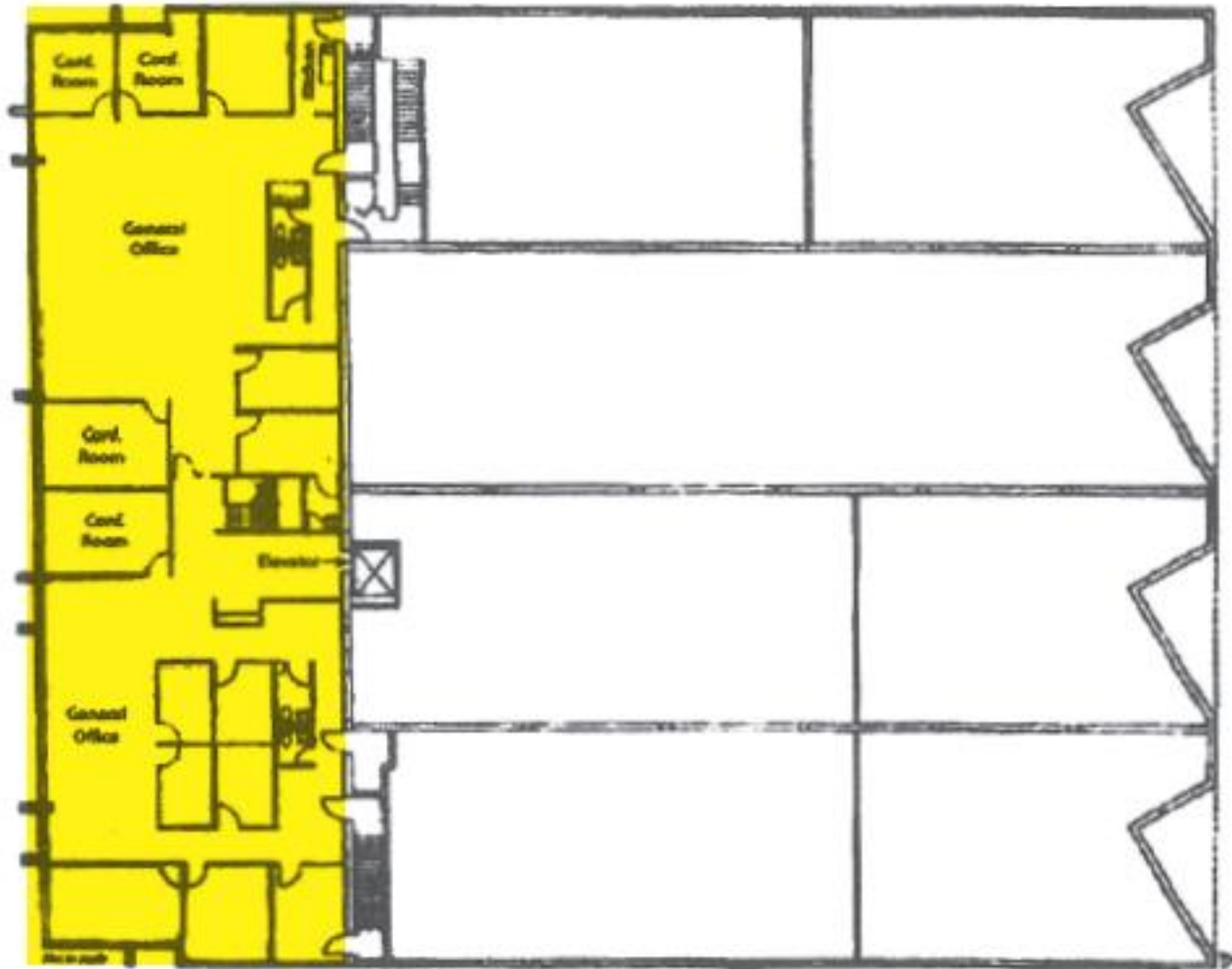
Warehouse Space Unavailable

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2nd Floor Floor Plan – 6,327 RSF



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125 E Commerce Drive Aerials

