

## FOR SALE

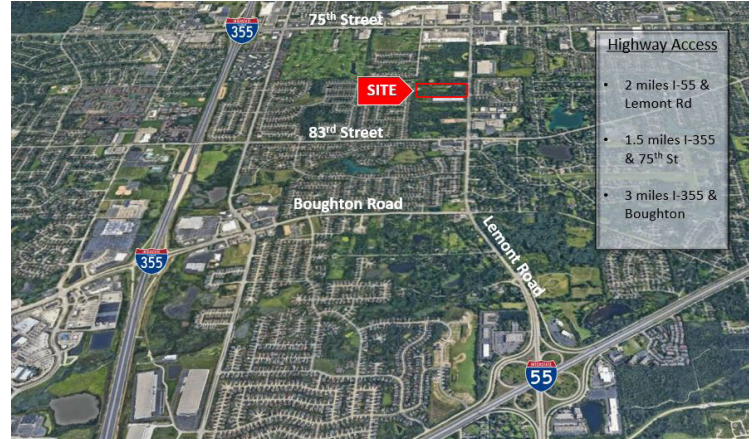
8000 LEMONT ROAD  
WOODRIDGE, IL

### LOCATION HIGHLIGHTS:

- Prime site for logistics, transportation & office-warehouse
- Centralized location & connection to regional transportation system
- 97% occupancy in 12.7M sf officewarehouse sector
- Pro-business municipality

### PROPERTY HIGHLIGHTS:

- +/- 14 acres
- Infill opportunity
- Low DuPage County taxes
- ORI - office, research & light industrial
- Taxes: \$12,726
- \$2,750,000 (\$4.50 psf)



## For More Information Contact:

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### BROKERAGE | 1031 EXCHANGES

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