



**MDC** PROPERTIES, INC.

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Marc D. Cella  
President

## **OFFICE/WAREHOUSE SPACE**

***607 Rogers St.***

***(north side of railroad tracks between Main & Fairview)***

***DOWNERS GROVE***

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Area:	4,000 sq.ft. (40'x 100')
Office Space:	300 sq.ft. (15'x 20')
Warehouse/Shop Space:	Bow truss roof, concrete floor, column-free space
Warehouse Ceiling Height:	12 ft.
Parking:	Ample off-street parking
Heating:	Gas-fired units in office and warehouse
Utilities:	Gas & electricity separately metered
Power:	400 amp, 3-phase, 220V
Loading:	One interior shared truck-level dock
Sprinklered:	Fully
Common Area Maintenance:	\$.75/sq.ft. estimate including water, trash removal, common area electric, landscaping, snow removal and property management
Real Estate Taxes:	\$.41/sq.ft. estimate
Net Rent:	\$6.50/sq.ft.

***CALL MARC CELLA FOR DETAILS AND SHOWINGS***

***630-323-3533***

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SITE PLAN ~ 1" = 25' 154 PARKING SPACES

