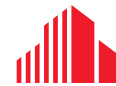


BRATT DEPOT O'HARE

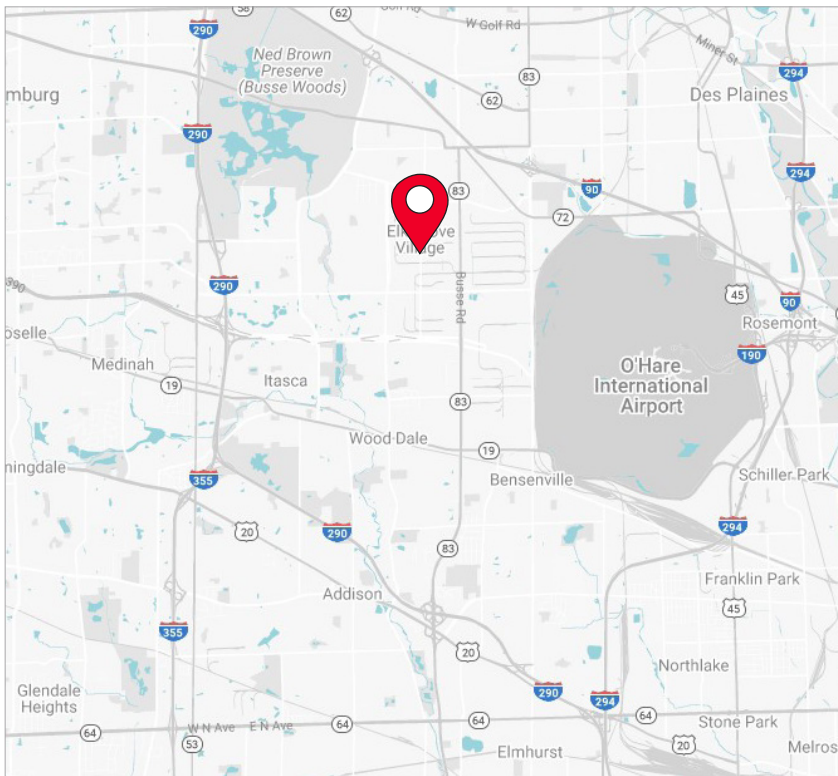
92,690 SF FOR LEASE



NEW CONSTRUCTION



CUSHMAN &
WAKEFIELD



PROPERTY HIGHLIGHTS

- Cross Dock Distribution Center
- 2nd story mezzanine to-suit up to 10,000 SF office
- 6.41 acre land site
- 36' clear height
- 26 exterior docks (cross-dock configuration)
- 2 drive-in doors (24' x 14')
- 36 on-site trailer positions
- 104 car parking
- Delivery Q2 2024

For more information, contact:

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9500 W Bryn Mawr, Suite 600
Rosemont, IL 60018
www.cushmanwakefield.com

FOR LEASE - 92,690 SQ. FT.

BRATT DEPOT O'HARE

950-1050 MORSE AVENUE
ELK GROVE VILLAGE

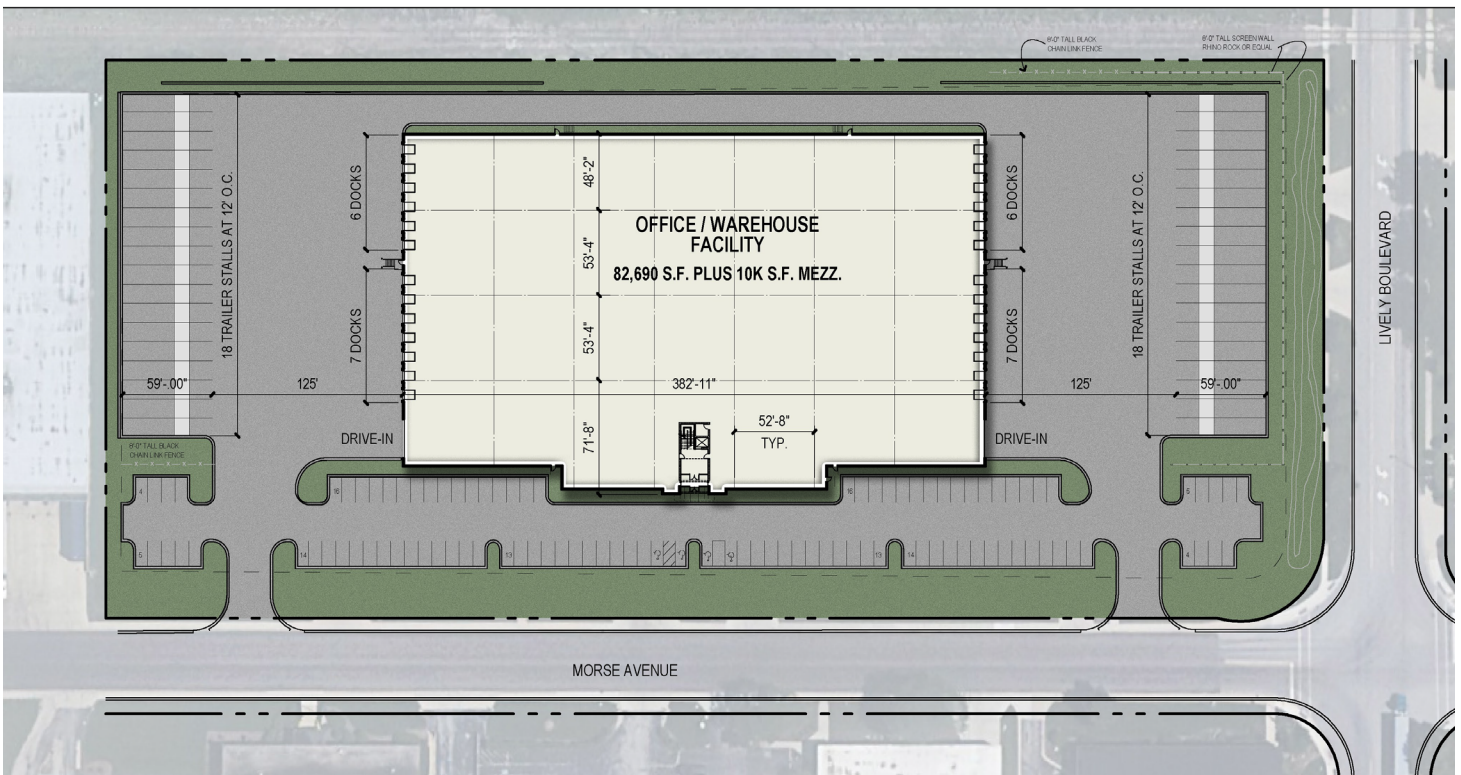


BUILDING SPECIFICATIONS

LOCATION	Elk Grove Village, Illinois
ADDRESS	950 - 1050 Morse Avenue
BUILDING SIZE	92,690 Sq. Ft. (divisible)
OFFICE SIZE	2nd story mezzanine to-suit up to 10,000 sq. ft. office
ACRES	6.41 acres
YEAR BUILT	2024
CONSTRUCTION	Pre-Cast
CEILING HEIGHT	36'

APPROVED 6B TAX INCENTIVE

BUILDING TYPE	Cross dock distribution center
DOCK DOORS	Twenty-six (26) exterior docks
DRIVE-IN DOORS	Two (2) 24' x 14' drive-in doors
CAR PARKING	104 car parking
TRAILER PARKING	36 on-site trailer stalls
FIRE SUPPRESSION	ESFR sprinkler system
BAY SIZES	53' 4" x 52' 8"
COMMENTS	<ul style="list-style-type: none">• Cross dock configuration• Q2 2024 delivery• Close proximity to O'Hare



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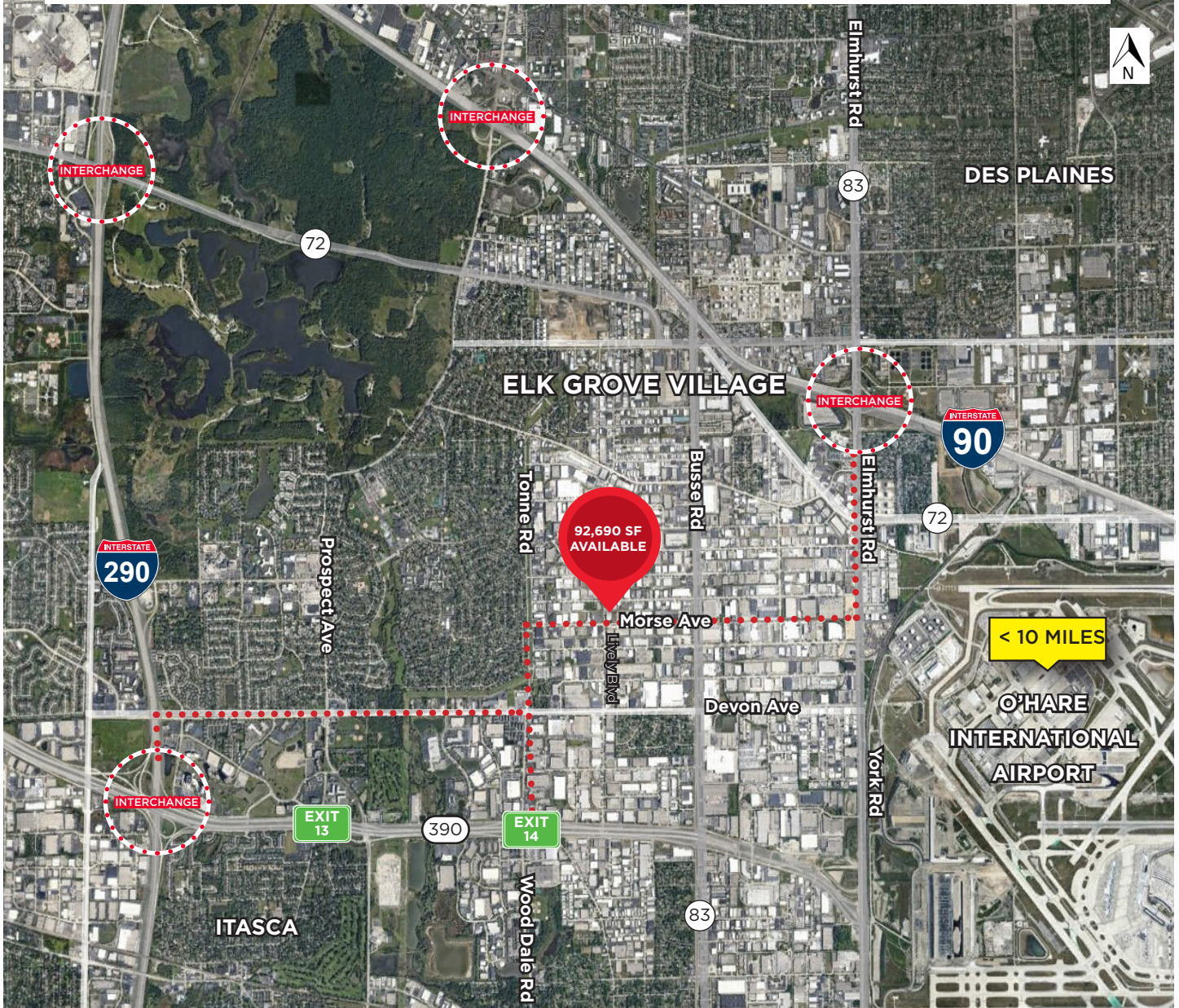
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