

« 155 FORT HILL DRIVE

106,512 SF AVAILABLE FOR LEASE
NAPERVILLE, IL

 CUSHMAN & WAKEFIELD

 HIGH STREET LOGISTICS PROPERTIES

AMBASSADOR DRIVE

Fenced Truck Court

FORT HILL DRIVE



OVERVIEW

155 Fort Hill

Available Immediately

Lease Rate: STO

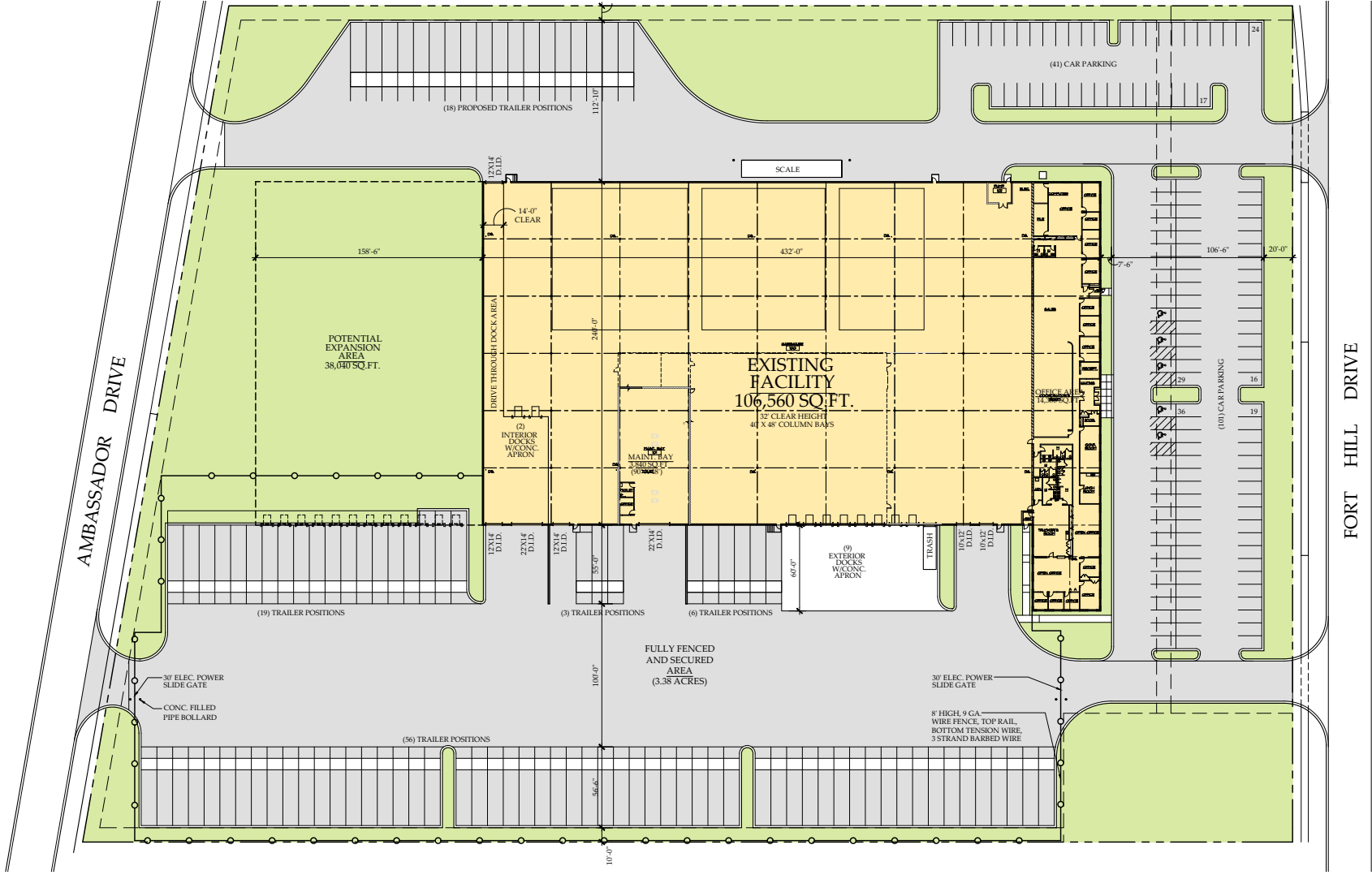
Available SF:	106,512 SF
Office SF:	13,000 SF
Site Size:	10.66 Acres
Clear Height:	33'
Exterior:	9 Docks
Interior:	2 Docks
Drive-in Doors:	3 (1 Drive-Thru)
Car Parking:	142
Trailer Parking:	105 Stalls
Year Built:	2000
Sprinkler:	ESFR
Heat:	Gas Forced

Highlights and Planned Improvements

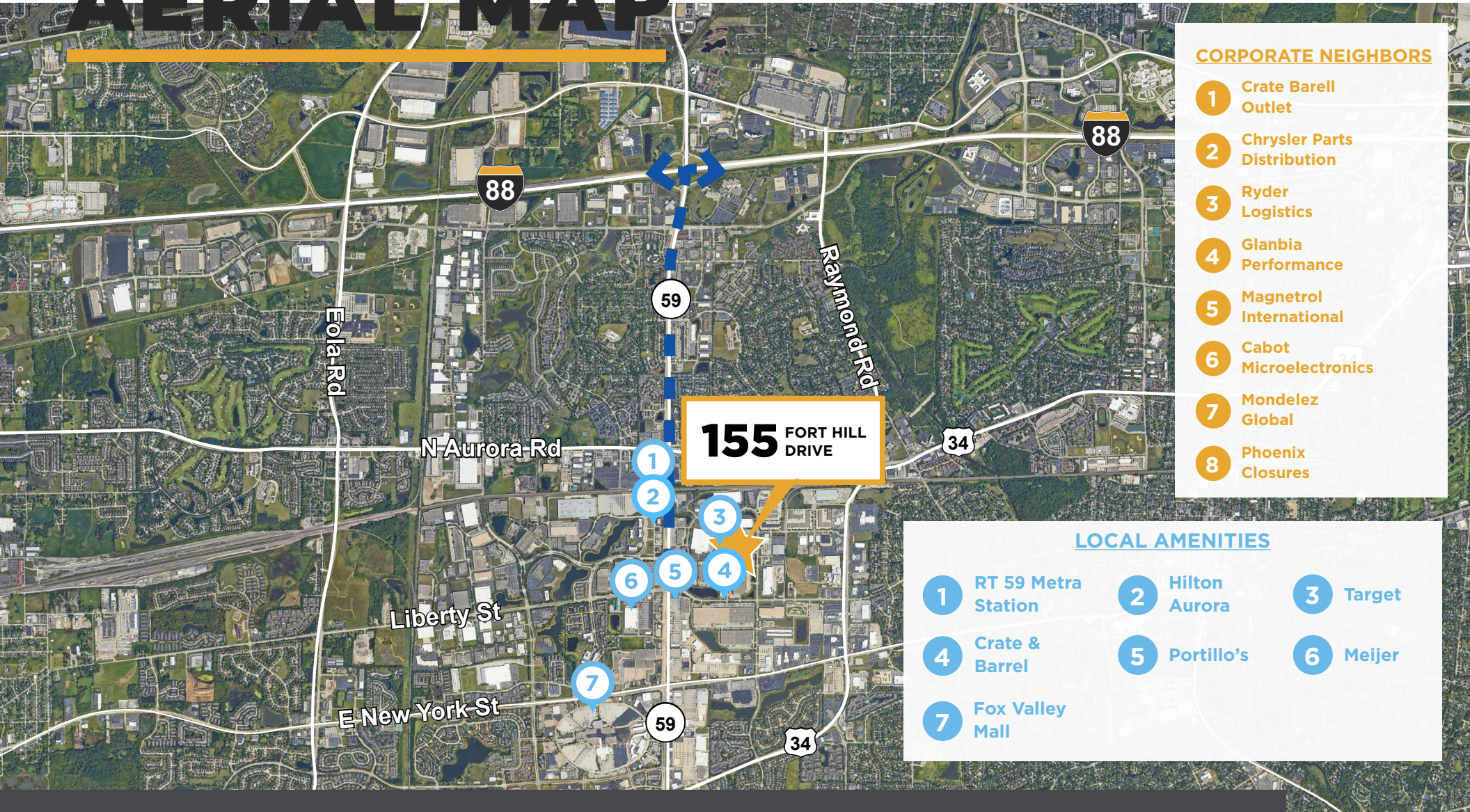
- New Roof 2023 with Warranty in place till 2043
- Secured Truck Court
- Exterior Painting
- Repaving the Lot
- Multiple Ingress/Egress Points
- Expandable



SITE PLAN



AERIAL MAP



CORPORATE NEIGHBORS

- 1 Crate Barrel Outlet
- 2 Chrysler Parts Distribution
- 3 Ryder Logistics
- 4 Glanbia Performance
- 5 Magnetrol International
- 6 Cabot Microelectronics
- 7 Mondelez Global
- 8 Phoenix Closures

LOCAL AMENITIES

- | | | |
|-----------------------|-----------------|----------|
| 1 RT 59 Metra Station | 2 Hilton Aurora | 3 Target |
| 4 Crate & Barrel | 5 Portillo's | 6 Meijer |
| 7 Fox Valley Mall | | |

3 Miles
to Interstate 88

27.9 Miles
to Midway Airport

31.6 Miles
to O'Hare Airport

34.9 Miles
to Downtown Chicago



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