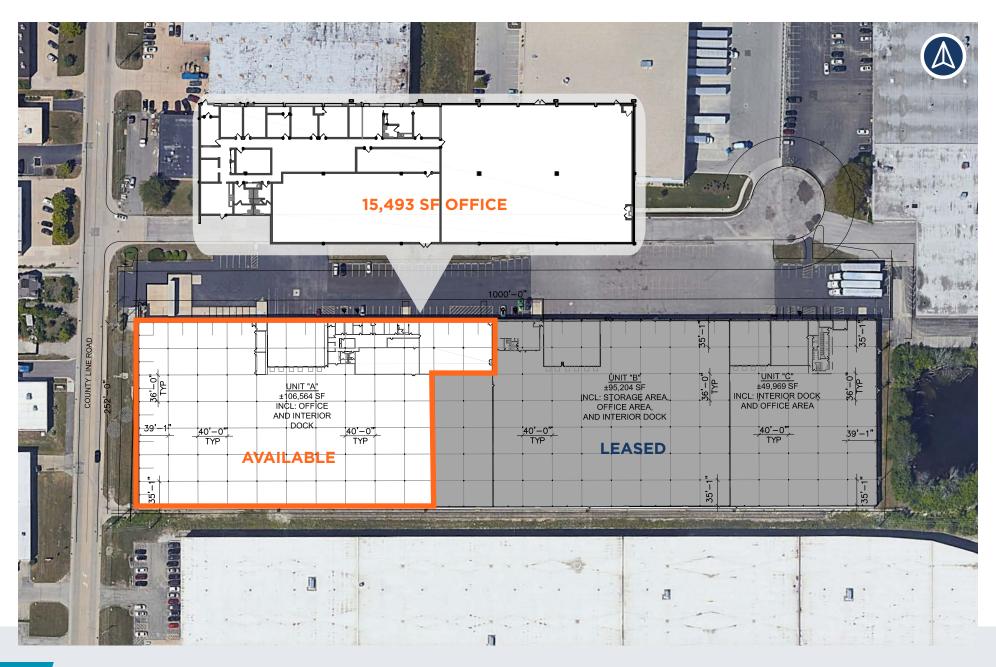


# PROPERTY HIGHLIGHTS

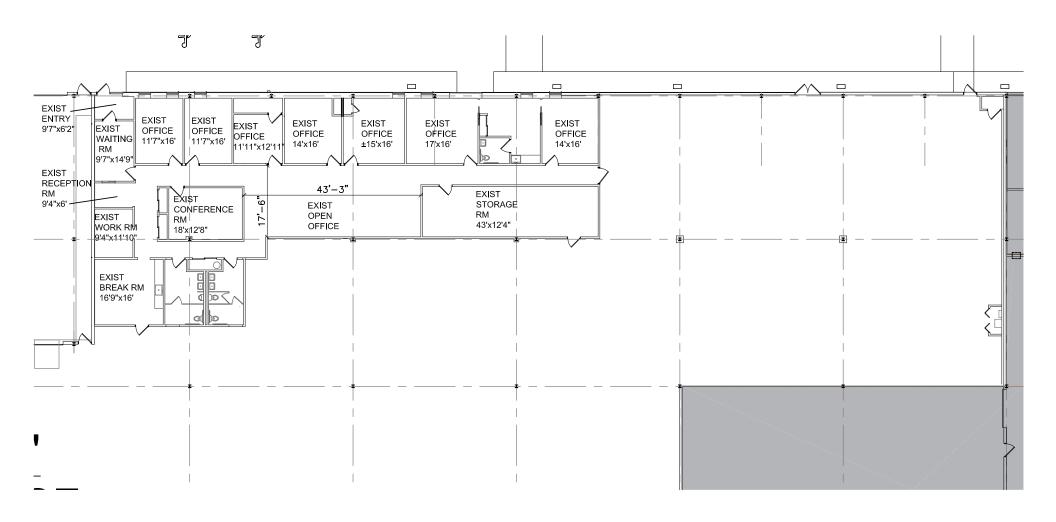
Available SF (Unit A):	106,406 SF
Total Building Size:	252,000 SF
Office SF:	15,493 SF (May be reduced)
Interior Docks:	6 Docks
Drive-in Door:	1 Door
Rail Doors:	5 Potential
Power:	800a @277/480v
Clear Height:	22'
Bay Size:	35' x 40'
Sprinkler:	Wet
Asking Lease Rate:	\$5.95 PSF NET
Taxes:	\$3.26 PSF
CAM:	\$0.70 PSF
INS:	\$0.15 PSF
Date Available:	May 1, 2024



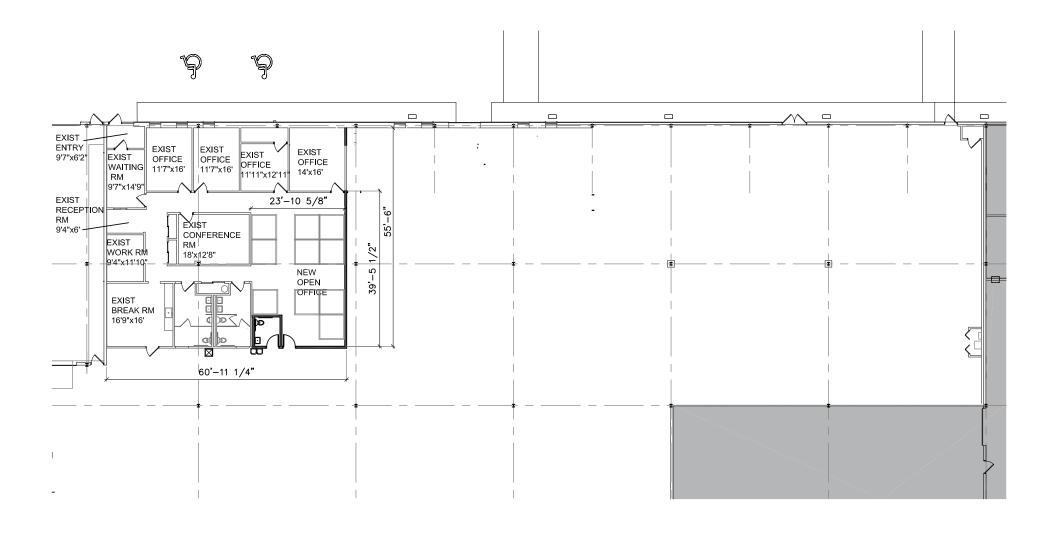
# **SITE PLAN**



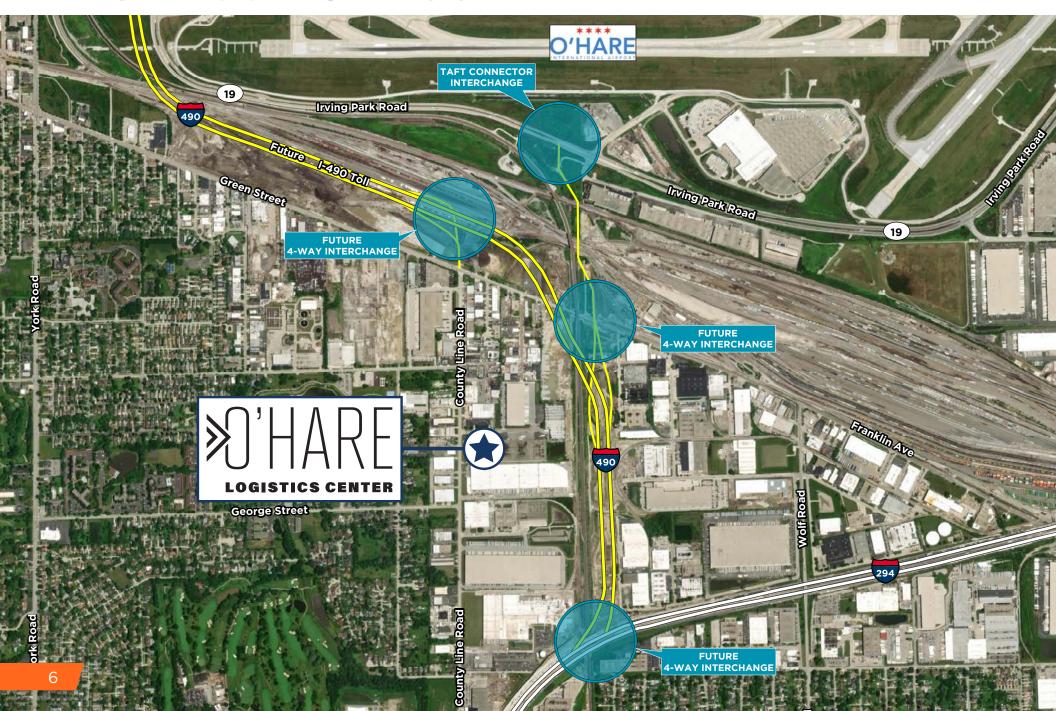
# **OFFICE ALTERNATIVE**



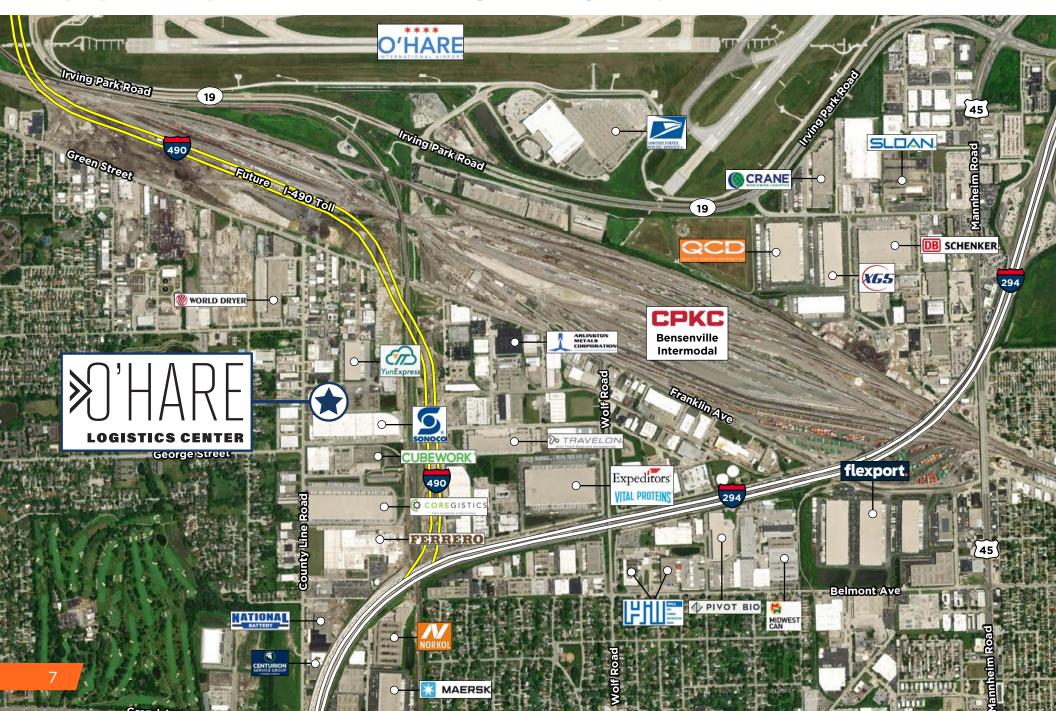
# **OFFICE ALTERNATIVE**



# **INGRESS EGRESS**



# **CORPORATE NEIGHBORS**



## **DES PLAINES** 72 ELGO. Howerd Ave I-90 45 Southbound Entrance Northbound Exit Touly Ave 83 **TOUHY AVE** 90 **Southbound Entrance Northbound Exit** Dusso Road ILLINOIS 72 PRATT BLVD / ELMHURST ROAD Southbound Exit **Northbound Entrance** Devon Ave Future Access to O'Hare Terminal From IL-390 & I-490 Interchange 190 **IL-390 TOLL** Future 4-Way Interchange 83 **IRVING PARK ROAD** Future 4-Way Interchange Living Park Road SCHILLER 19 **PARK** Living Park Road FRANKLIN AVE Con St Future 4-Way Interchange 45 **BENSENVILLE** AXC-I-294 **Southbound Exit** 25th Ave Northbound Entrance 83 Fiendin Are **LOGISTICS CENTER FRANKLIN PARK** Crand Ave

## LOCATION OVERVIEW

2.4 MILES
TO O'HARE AIRPORT

**3.3 MILES**TO 1-294

**7.5 MILES**TO 1-355

8.3 MILES
TO 1-90

19.9 MILES
TO DOWNTOWN CHICAGO

21.3 MILES
TO MIDWAY AIRPORT









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