

O'HARE

LOGISTICS CENTER

FOR LEASE
106,406 SF



1010 SESAME STREET, BENSENVILLE, IL

**6% TENANT REP
BROKER COMMISSION FEE**

BASED ON NET RENT - FOR 5+ YEAR DEALS
(LEASE PROPOSAL MUST BE SIGNED BY 6/30/24)



ASKING LEASE RATE: \$5.95 NET
POTENTIAL UP RAIL SERVICE

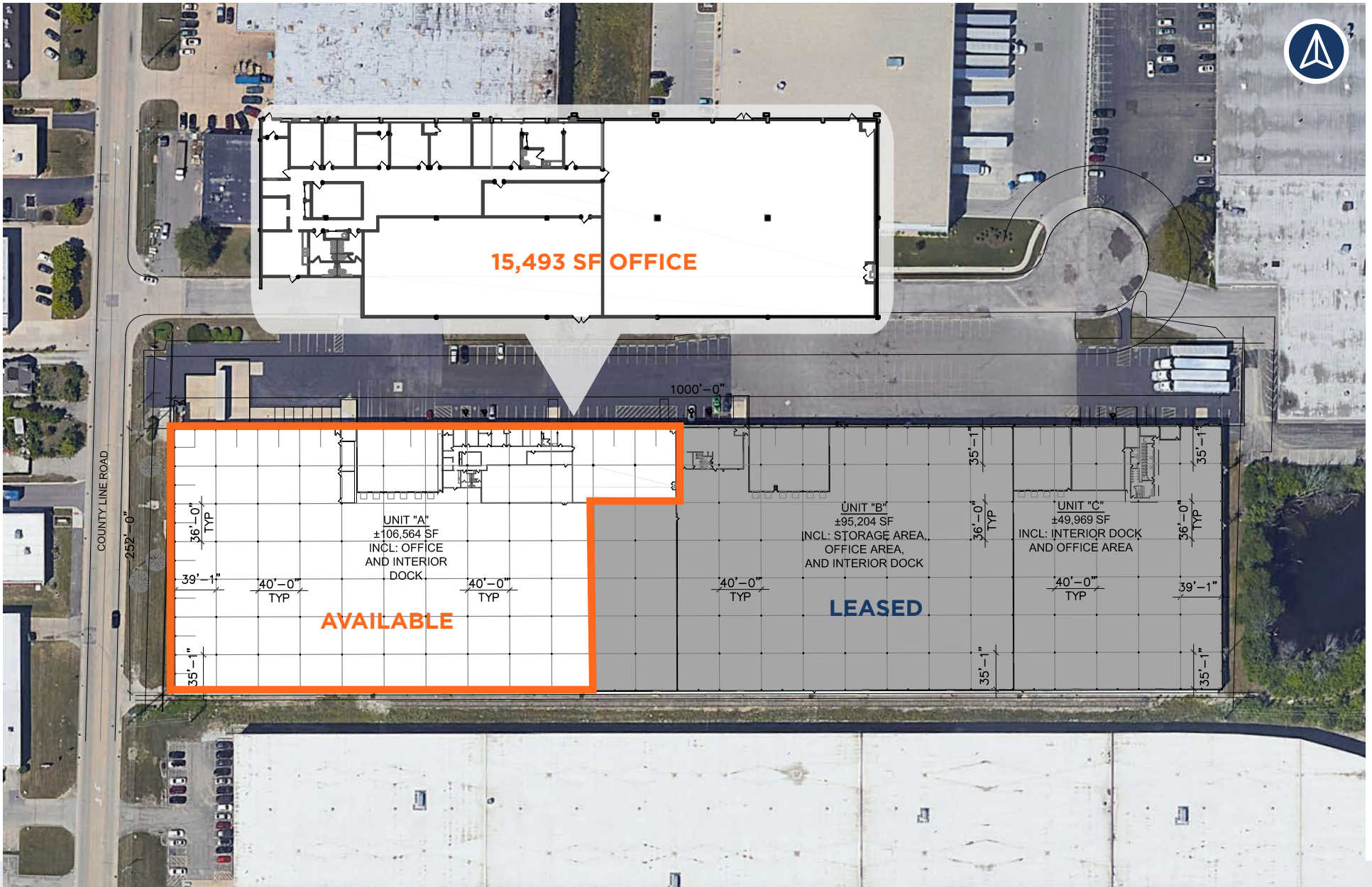


PROPERTY HIGHLIGHTS

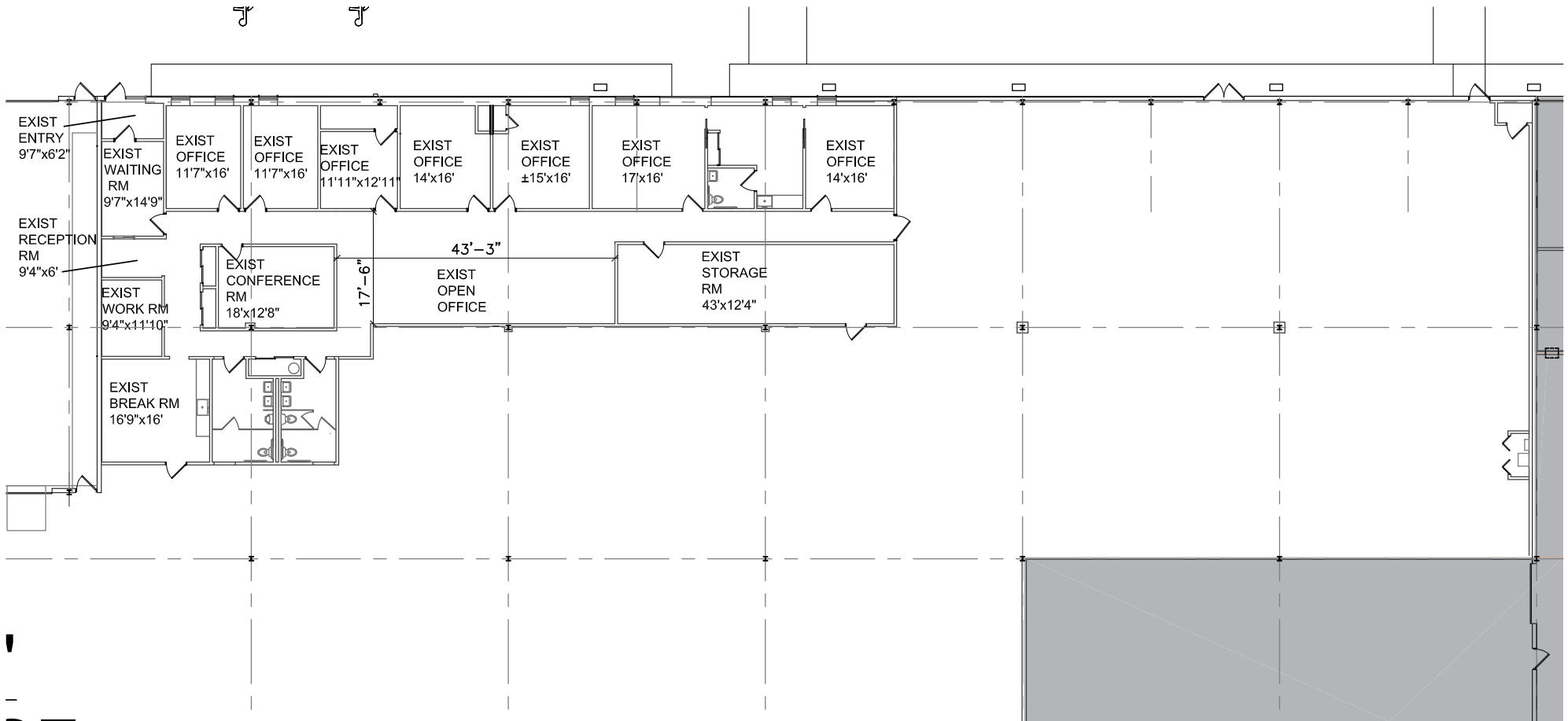
Available SF (Unit A):	106,406 SF
Total Building Size:	252,000 SF
Office SF:	15,493 SF (May be reduced)
Interior Docks:	6 Docks
Drive-in Door:	1 Door
Rail Doors:	5 Potential
Power:	800a @277/480v
Clear Height:	22'
Bay Size:	35' x 40'
Sprinkler:	Wet
Asking Lease Rate:	\$5.95 PSF NET
Taxes:	\$3.26 PSF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



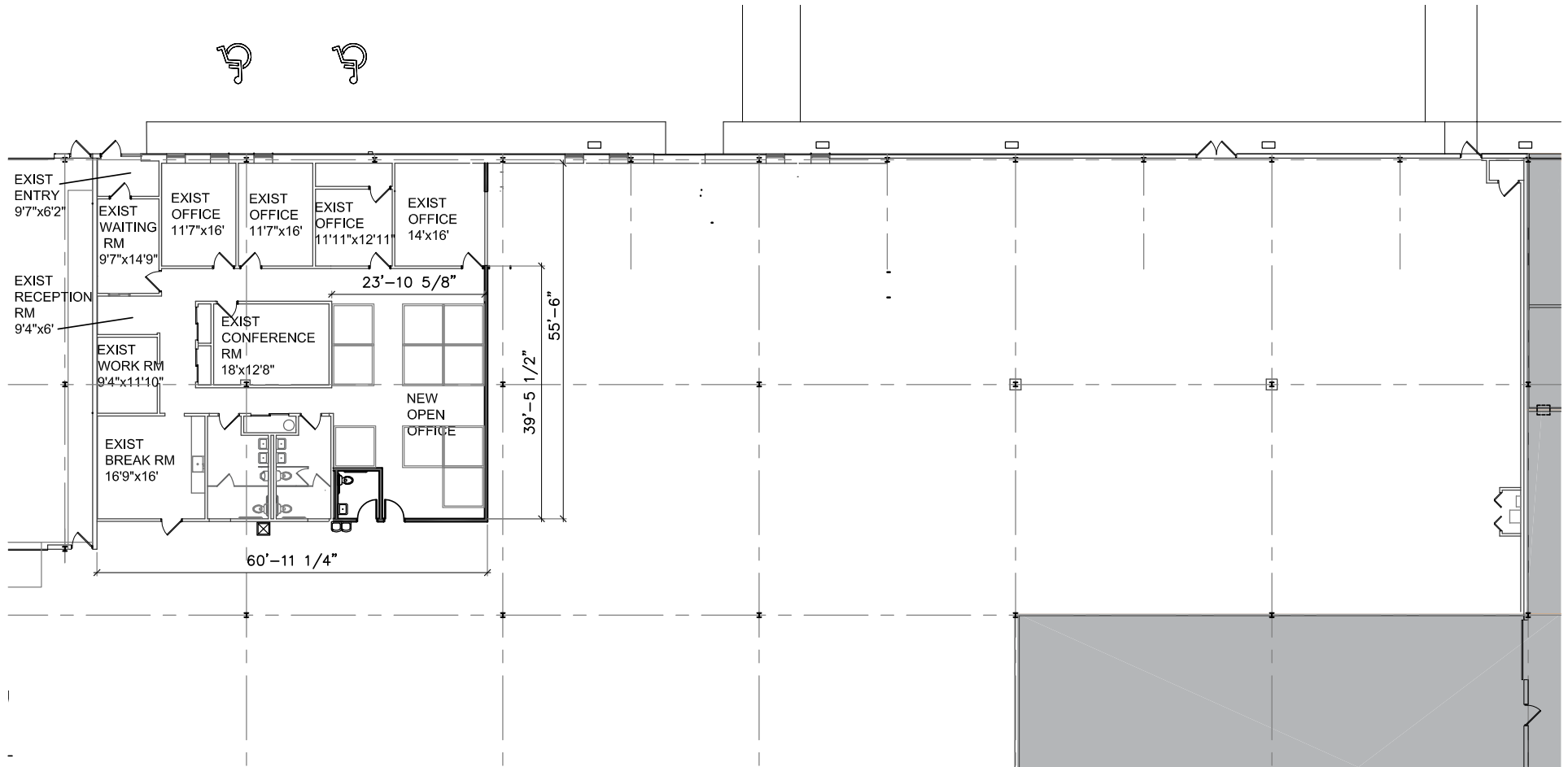
SITE PLAN



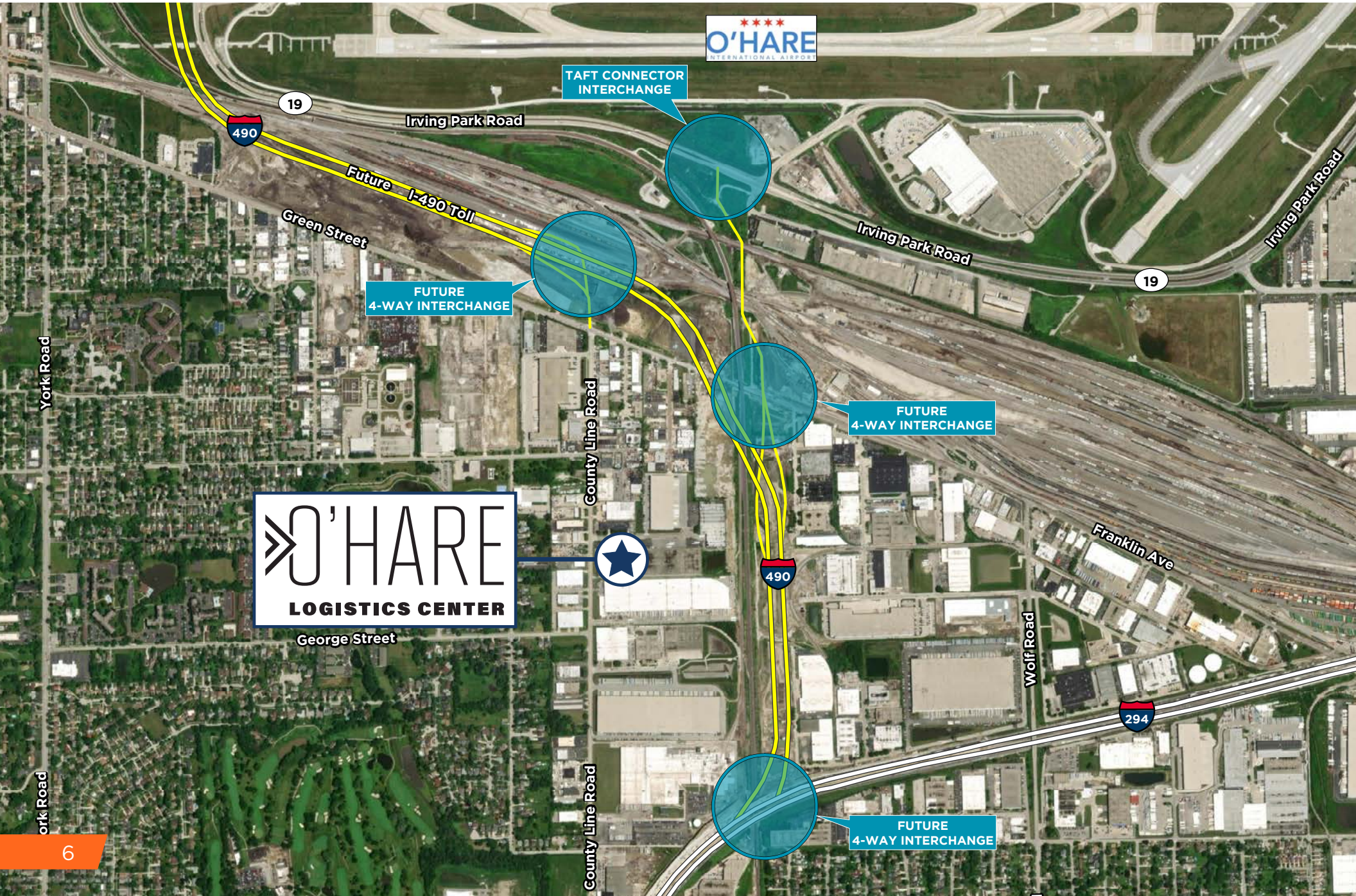
OFFICE ALTERNATIVE



OFFICE ALTERNATIVE



INGRESS EGRESS



O'HARE
INTERNATIONAL AIRPORT

TAFT CONNECTOR
INTERCHANGE

FUTURE
4-WAY INTERCHANGE

FUTURE
4-WAY INTERCHANGE

O'HARE
LOGISTICS CENTER

George Street

FUTURE
4-WAY INTERCHANGE

York Road

ork Road

County Line Road

County Line Road

Irving Park Road

Irving Park Road

Irving Park Road

Franklin Ave

Wolf Road

490

19

19

490

294

CORPORATE NEIGHBORS



LOCATION OVERVIEW

2.4 MILES
TO O'HARE AIRPORT

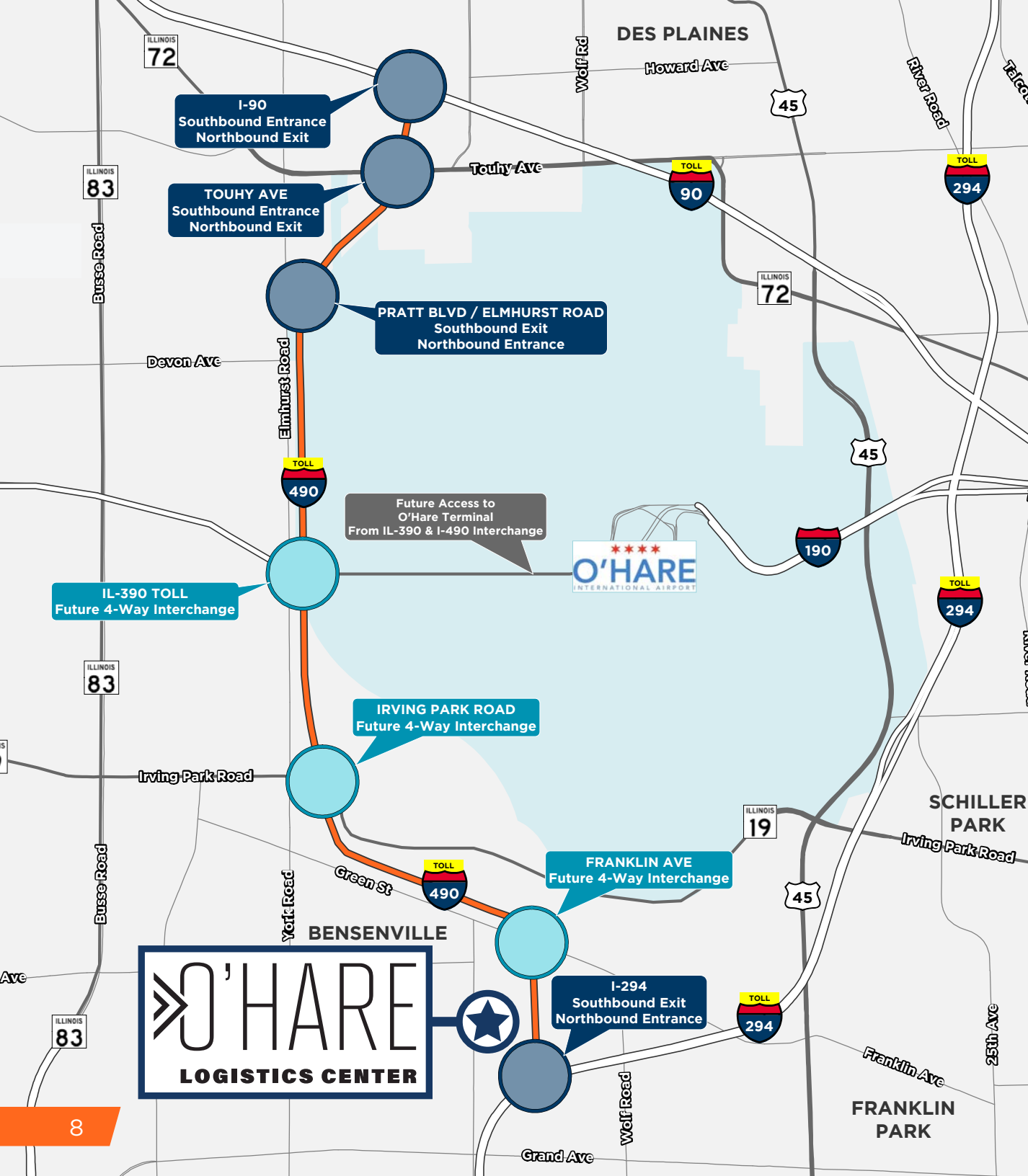
3.3 MILES
TO I-294

7.5 MILES
TO I-355

8.3 MILES
TO I-90

19.9 MILES
TO DOWNTOWN CHICAGO

21.3 MILES
TO MIDWAY AIRPORT



IL-390 TOLL
Future 4-Way Interchange

I-90
Southbound Entrance
Northbound Exit

TOUHY AVE
Southbound Entrance
Northbound Exit

PRATT BLVD / ELMHURST ROAD
Southbound Exit
Northbound Entrance

Future Access to
O'Hare Terminal
From IL-390 & I-490 Interchange

IRVING PARK ROAD
Future 4-Way Interchange

FRANKLIN AVE
Future 4-Way Interchange

I-294
Southbound Exit
Northbound Entrance



CONTACT

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