

FOR SALE 20,541 SF (EXPANDABLE)

344 BEINORIS DRIVE

WOOD DALE, ILLINOIS

Damen
CARBIDE TOOL CO., INC.

CONTACTS

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PROPERTY OVERVIEW

344 Beinoris Drive in Wood Dale, Illinois is a hard-to-find freestanding facility that offers heavy manufacturing amenities as well as additional land for expansion or parking. Well situated in close proximity to I-390 and O'Hare International Airport, the property also benefits from low DuPage County taxes.



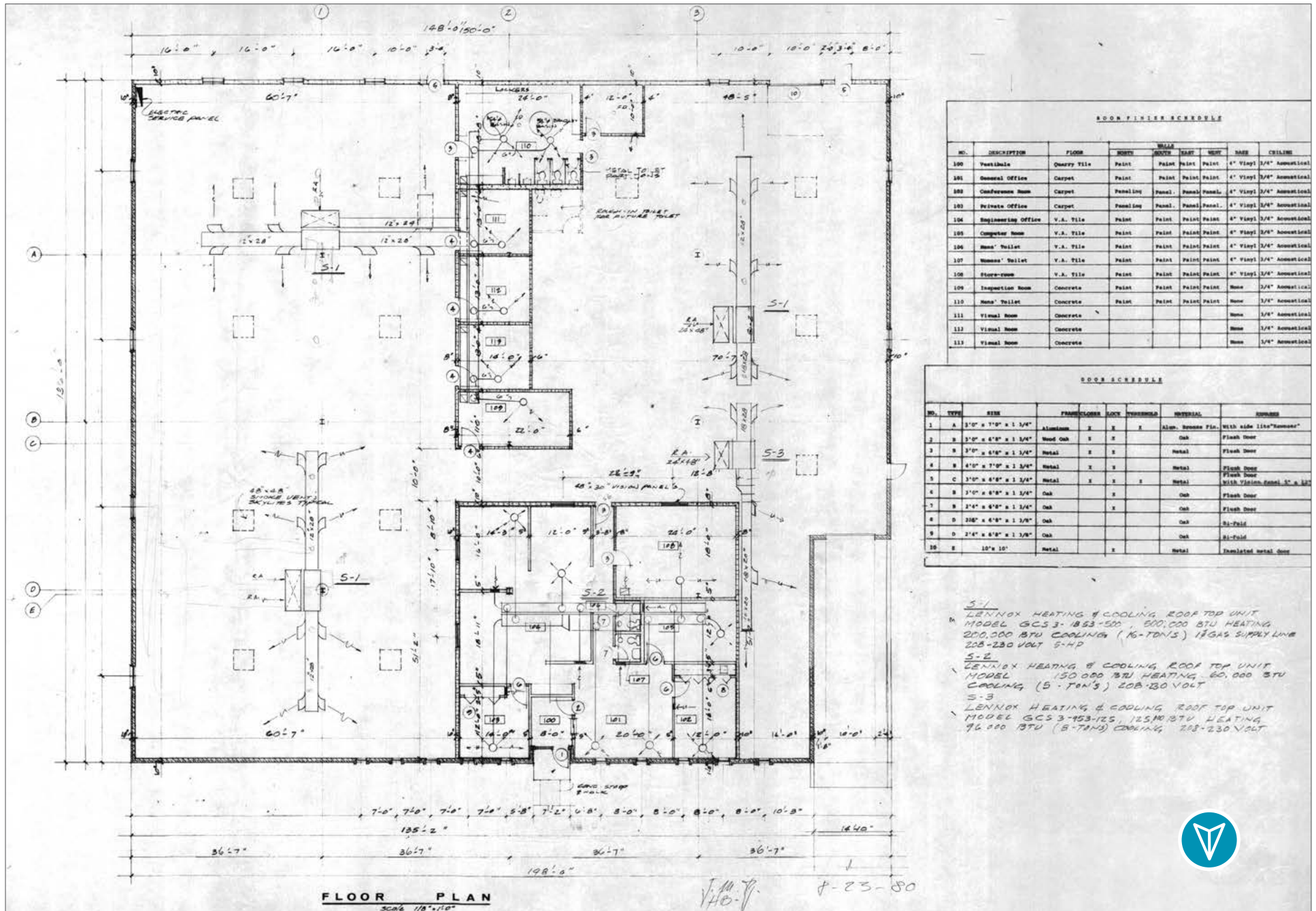
PROPERTY FEATURES

- 20,541 SF (Expandable) Building
- 1.22 Acre Site
- 4,063 SF Office
- Available February 1, 2025
- Built in 1981
- 13'4" Clear Height
- 1 Interior Dock & 1 Drive-In Door
- 41 Car Spaces (Expandable)
- 1600 Amps @ 240 Volts
- For Sale \$2,773,035 (\$135 PSF)

PROPERTY HIGHLIGHTS

- Bus Ducts & Air Lines Throughout the Facility
- Heavy Manufacturing Amenities
- Well Maintained Facility
- Additional 0.57 Acres Next Door Available for Sale
- Low DuPage County Taxes
- Close Proximity to I-390 & O'Hare Airport

SITE PLAN



ROOM FINISH SCHEDULE

NO.	DESCRIPTION	FLOOR	WALLS	CEILING
100	Warehouse	Quarry Tile	Paint	Paint
101	General Office	Carpet	Paint	Paint
102	Conference Room	Carpet	Paneling	Paneling
103	Private Office	Carpet	Paneling	Paneling
104	Engineering Office	V.A. Tile	Paint	Paint
105	Computer Room	V.A. Tile	Paint	Paint
106	Men's Toilet	V.A. Tile	Paint	Paint
107	Women's Toilet	V.A. Tile	Paint	Paint
108	Store-room	V.A. Tile	Paint	Paint
109	Inspection Room	Concrete	Paint	Paint
110	Men's Toilet	Concrete	Paint	Paint
111	Vital Room	Concrete		
112	Vital Room	Concrete		
113	Vital Room	Concrete		

DOOR SCHEDULE

NO.	TYPE	SIZE	FRAME	GLASS	SWITCHES	HANDLES	FINISH
1	A	3'-0" x 7'-0" x 1 1/4"	Aluminum	X	X	X	Alum. Bronze Fin. With side lite "barnes"
2	B	3'-0" x 6'-8" x 1 1/4"	Wood Oak	X	X	X	Oak Flush Door
3	B	3'-0" x 6'-8" x 1 1/4"	Metal	X	X	X	Metal Flush Door
4	B	6'-8" x 7'-0" x 1 1/4"	Metal	X	X	X	Metal Flush Door
5	C	3'-0" x 6'-8" x 1 1/4"	Metal	X	X	X	Metal Flush Door With Vision Panel 5' x 12'
6	B	3'-0" x 6'-8" x 1 1/4"	Oak	X	X	X	Oak Flush Door
7	B	3'-0" x 6'-8" x 1 1/4"	Oak	X	X	X	Oak Flush Door
8	D	2'-6" x 6'-8" x 1 1/4"	Oak	X	X	X	Oak Bi-Fold
9	D	2'-6" x 6'-8" x 1 1/4"	Oak	X	X	X	Oak Bi-Fold
10	E	10' x 10'	Metal	X	X	X	Metal Insulated metal door

S-1
LENNOX HEATING & COOLING ROOF TOP UNIT
MODEL GCS 3-183-500, 800,000 BTU HEATING
200,000 BTU COOLING (16-TONS) 1" GAS SUPPLY LINE
208-230 VOLT 5-H.P.

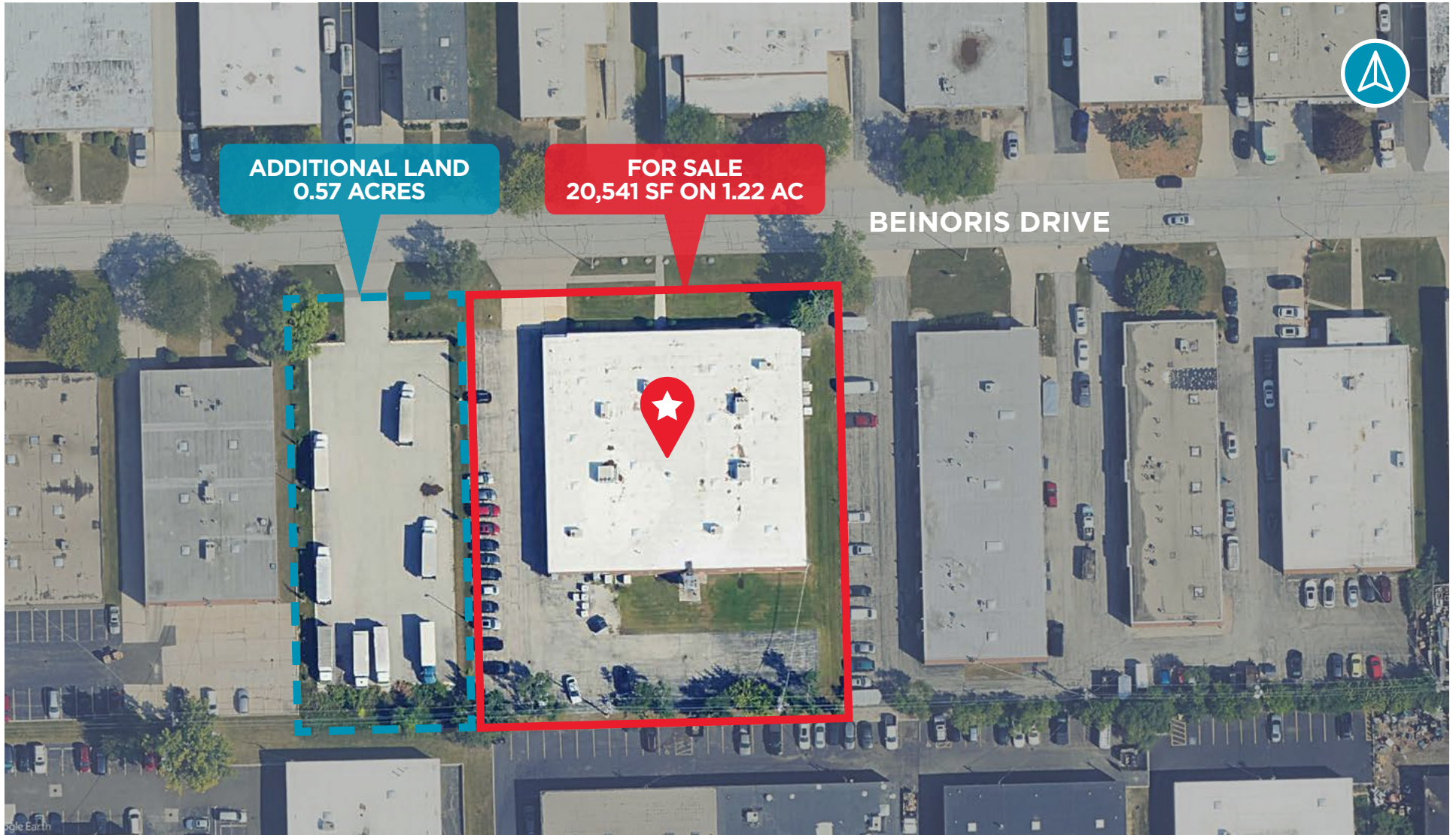
S-2
LENNOX HEATING & COOLING ROOF TOP UNIT
MODEL 150-000 BTU HEATING, 80,000 BTU
COOLING (5-TONS) 208-230 VOLT

S-3
LENNOX HEATING & COOLING ROOF TOP UNIT
MODEL GCS 3-953-125, 125,000 BTU HEATING
96,000 BTU (8-TONS) COOLING, 208-230 VOLT





AERIAL MAP



20,541 SQUARE FOOT BUILDING ON 1.22 ACRES FOR SALE (EXPANDABLE)

0.57 acres to the west of the property are available for a separate sale, providing land for expansion or additional parking.



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