



PRIME INDUSTRIAL SPACE NEAR O'HARE

764 Thomas Dr # 68, Bensenville, IL 60514

VICKIE C. SOUPOS

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FULTONGRACE


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GROUP

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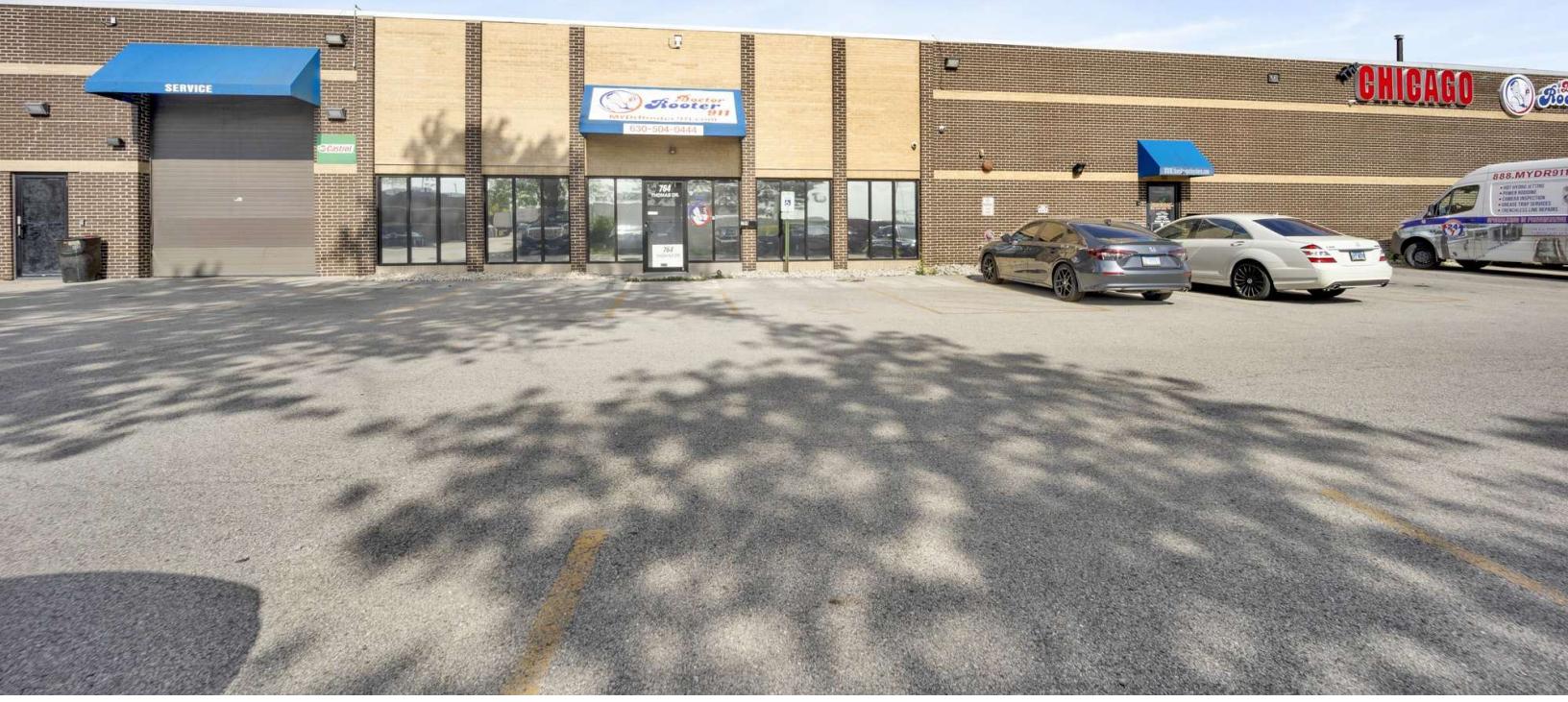
PROPERTY INFORMATION

Section 1

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PROPERTY DESCRIPTION

9,600 - 19,200 SF Available for Lease. Discover this well-maintained 19,200 sqft building-perfect for a wide range of business uses. Formerly an auto dealership showroom with service area. The space features a built-out offices, private restrooms, 17' clear ceiling height, one drive-in door and one dock for seamless loading and unloading. Located in the heart of the O'Hare submarket, this property provides excellent accessibility just minutes from O'Hare International Airport and key expressways including I-390, I-355, I-290, I-90, and I-294. Highlights: 19,200 SF entire building; Units can be separated into 9,600 sqft each; Built-out offices + private restroom; 17' clear ceilings; Drive-in door in former showroom; Loading dock in service area; Equipment includes compressor, oil dispenser, tire machine, AC machine, Balancer, Benches; Easy access to major highways & O'Hare; Rent includes current year taxes & operating expense stops; Well-maintained industrial setting.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$12.50 SF/yr (Gross)
Number of Units:	2
Available SF:	9,600 - 19,200 SF
Lot Size:	47,480 SF
Building Size:	19,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	355	15,041	68,227
Total Population	1,057	42,369	184,557
Average HH Income	\$90,938	\$101,076	\$105,169

PROPERTY DESCRIPTION

PRIME INDUSTRIAL SPACE NEAR O'HARE



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9,600 - 19,200 SF Available for Lease. Discover this well-maintained 19,200 sqft building-perfect for a wide range of business uses. Formerly an auto dealership showroom with service area. The space features a built-out offices, private restrooms, 17' clear ceiling height, one drive-in door and one dock for seamless loading and unloading. Located in the heart of the O'Hare submarket, this property provides excellent accessibility just minutes from O'Hare International Airport and key expressways including I-390, I-355, I-290, I-90, and I-294. Highlights: 19,200 SF entire building; Units can be separated into 9,600 sqft each; Built-out offices + private restroom; 17' clear ceilings; Drive-in door in former showroom; Loading dock in service area; Equipment includes compressor, oil dispenser, tire machine, AC machine, Balancer, Benches; Easy access to major highways & O'Hare; Rent includes current year taxes & operating expense stops; Well-maintained industrial setting.

LOCATION DESCRIPTION

Prime Industrial Space Near O'Hare, including I-390, I-355, I-290, I-90, and I-294

COMPLETE HIGHLIGHTS



PRIME INDUSTRIAL SPACE NEAR O'HARE



ADDITIONAL PHOTOS



PRIME INDUSTRIAL SPACE NEAR O'HARE



LOCATION INFORMATION

Section 2

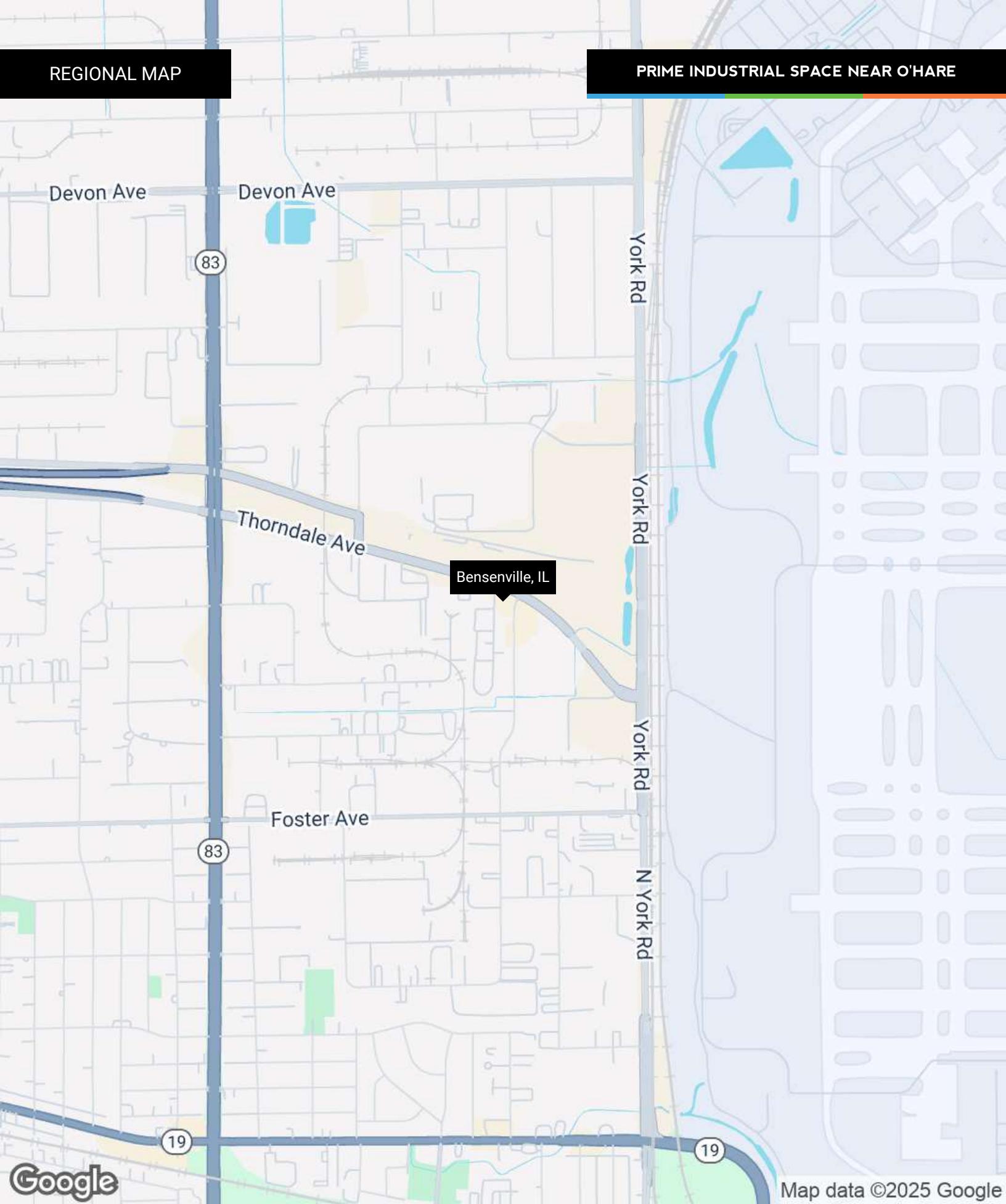
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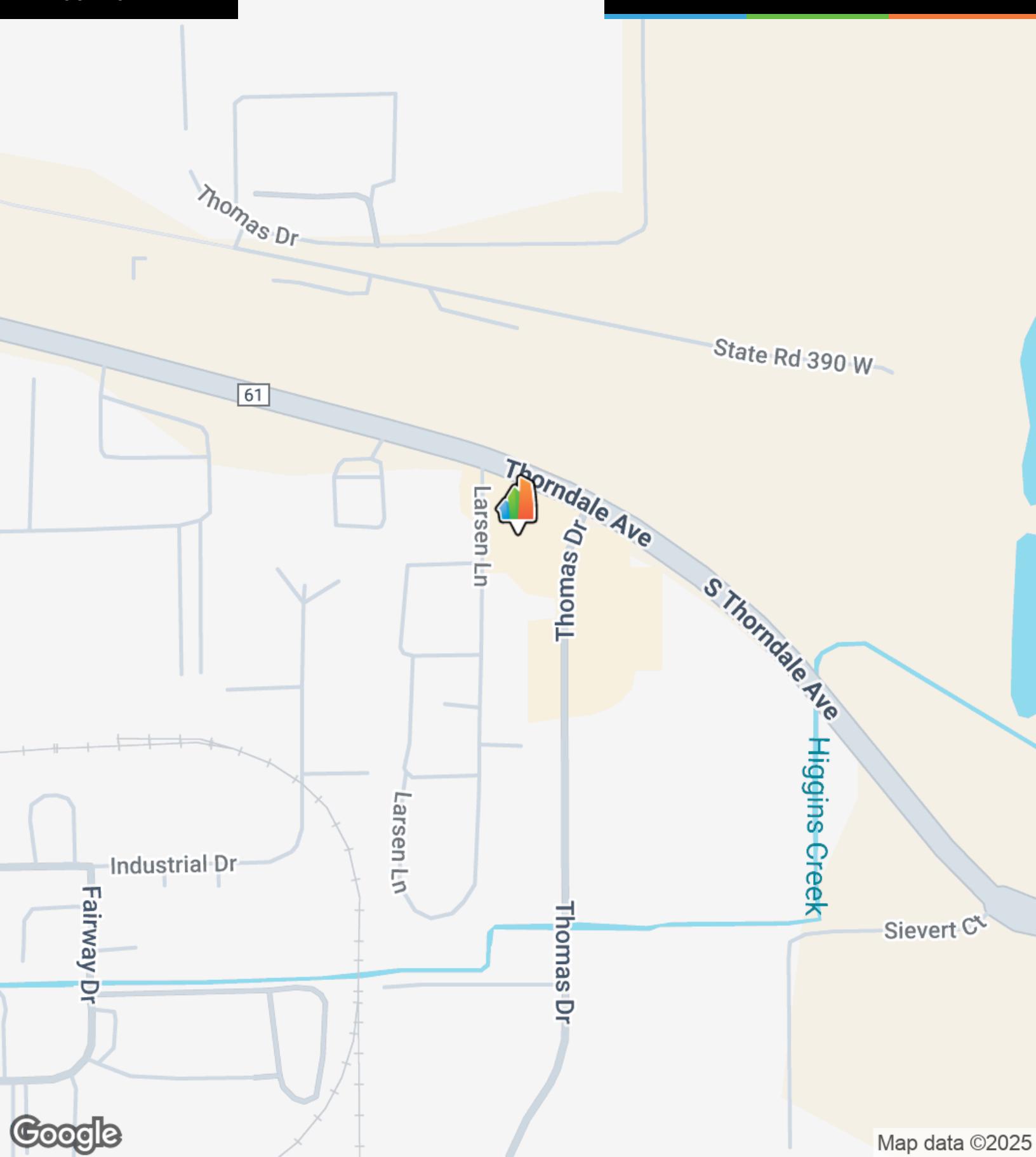
REGIONAL MAP

PRIME INDUSTRIAL SPACE NEAR O'HARE



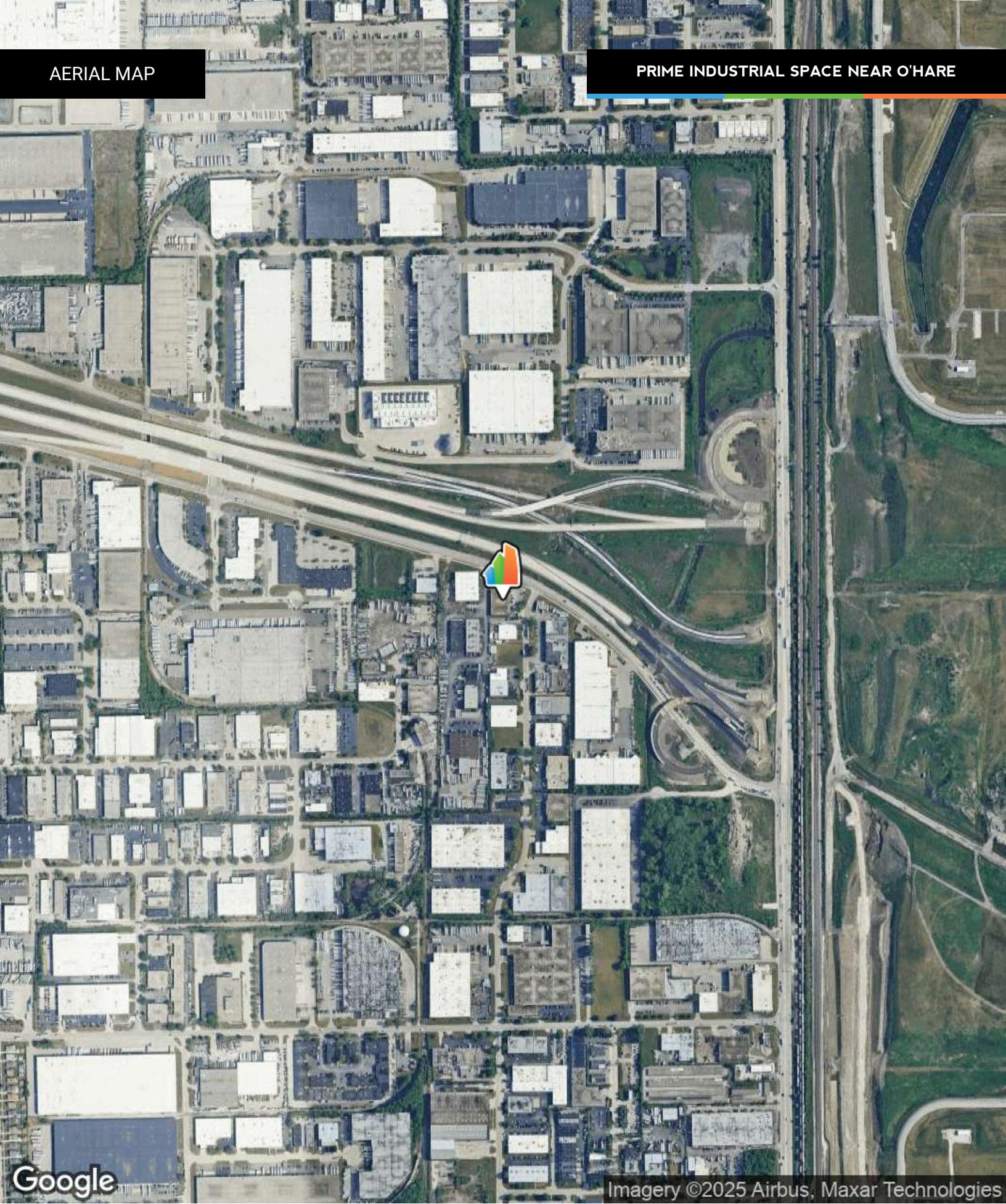
LOCATION MAP

PRIME INDUSTRIAL SPACE NEAR O'HARE



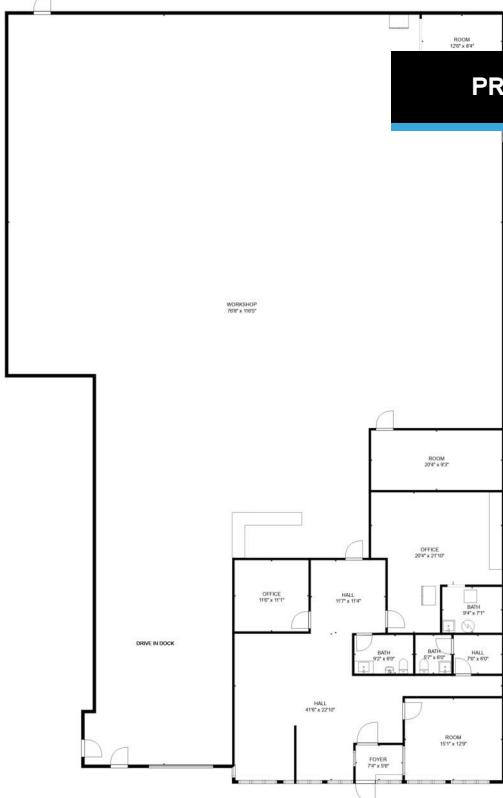
AERIAL MAP

PRIME INDUSTRIAL SPACE NEAR O'HARE

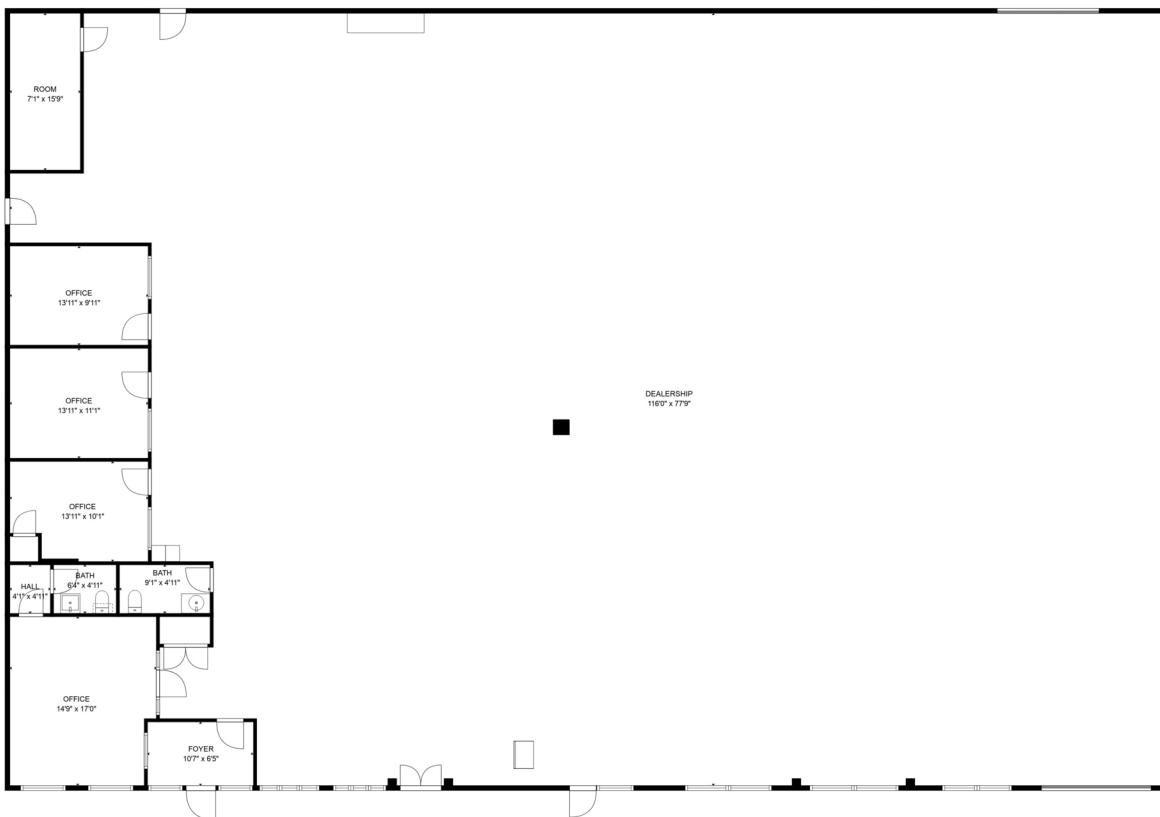


Google

Imagery ©2025 Airbus, Maxar Technologies



TOTAL: 8213 sq. ft
FLOOR 1: 8213 sq. ft



TOTAL: 9013 sq. ft
FLOOR 1: 9013 sq. ft



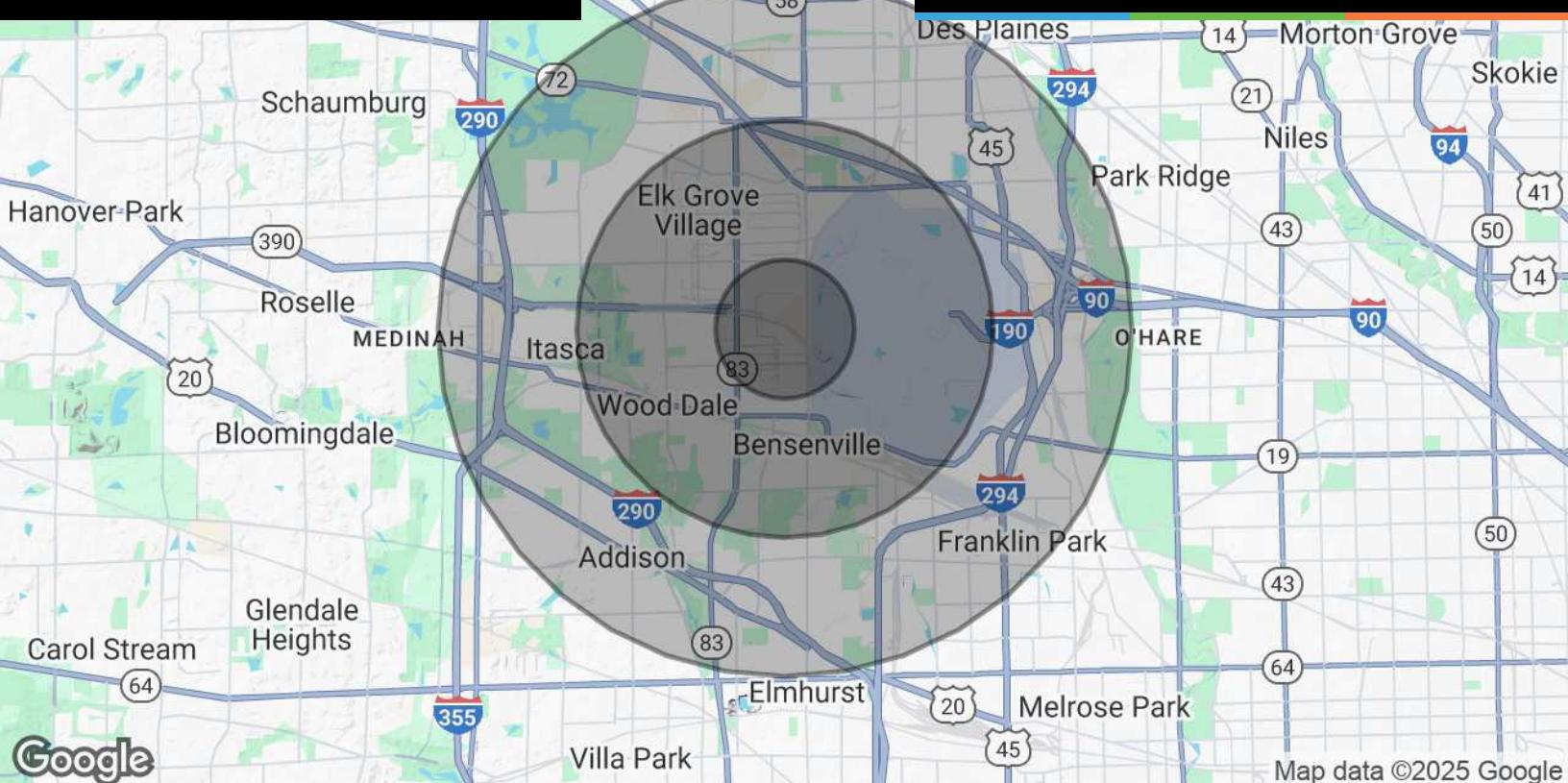
DEMOGRAPHICS

Section 3

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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	1,057	42,369	184,557
Average Age	37	41	41
Average Age (Male)	36	40	40
Average Age (Female)	37	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	355	15,041	68,227
# of Persons per HH	3	2.8	2.7
Average HH Income	\$90,938	\$101,076	\$105,169
Average House Value	\$308,773	\$304,156	\$328,286

Demographics data derived from AlphaMap



ADVISOR BIOS

Section 4

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**VICKIE C. SOPOS****Broker**vickie@colovos-soupos.comDirect: **630.965.6000** | Cell: **630.965.6000****PROFESSIONAL BACKGROUND**

Vickie C. Soupos is a seasoned real estate professional with a dynamic background that merges financial expertise with a deep-seated passion for property. With a career spanning over two decades, Vickie's journey into real estate was catalyzed by a pivotal moment in history—the aftermath of September 11, 2001. After a decade-long tenure as a financial consultant, Vickie found herself at a crossroads when she was laid off from her job. However, fate intervened as her mother, Georgia Colovos, a venerable figure in the real estate industry since 1985, extended an invitation for Vickie to join forces with her.

Initially hesitant, Vickie eventually embraced the opportunity, marking the beginning of a fruitful collaboration that continues to thrive to this day. With a wealth of experience encompassing both residential and commercial properties, Vickie has facilitated transactions ranging from multi-million-dollar condominiums to expansive retail centers and industrial properties. Her stellar track record is punctuated by numerous accolades, including being ranked as high as #1 among all her former brokerage agents in Illinois and 14th worldwide. Notably, Vickie has clinched the title for the largest commercial sale four times in the past five years at her former brokerage.

A graduate of DePaul University, Vickie holds a Bachelor of Science degree in Marketing and Communications with a minor in Finance and Philosophy. Her academic journey was marked by accolades, including a departmental award for Outstanding Leadership in the IME Program—an Honors Program for Business majors. Prior to her real estate tenure, Vickie honed her negotiation skills and business acumen during a nine-year tenure at American Benefit Services, Inc. (ABS), where she served as the National Accounts Director.

Beyond her professional endeavors, Vickie's life is characterized by a rich tapestry of interests and passions. An avid athlete, she finds solace and exhilaration in both playing and watching sports, while her dedication to fitness is evident through her commitment to CrossFit. Additionally, Vickie channels her creative energy into artistic pursuits, with a flair for calligraphy honed during her high school years—where she operated a successful side business crafting handwritten wedding invitations.

Rooted in her lifelong residence in the area and fueled by her roles as a devoted mother to her children, Panos and Andriana, Vickie's approach to real estate transcends transactions. Her ability to seamlessly navigate both urban and suburban markets, coupled with her unwavering dedication to maximizing client satisfaction, positions her as a trusted advisor and ally in the pursuit of real estate excellence. Whether facilitating a sale or guiding buyers towards their dream property, Vickie's steadfast commitment to integrity, diligence, and client-centric service remains unwavering—a testament to her enduring impact in the realm of real estate.

EDUCATION

Bachelor of Science degree in Marketing and Communications with a minor in Finance and Philosophy from De Paul University. She received a departmental award for Outstanding Leadership in the IME Program, an Honors Program for Business majors, during its induction.

Vickie Soupos - Fulton Grace - Illinois

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