



FOR SALE OR LEASE | ±32,937 SF

**1101 W THORNDALE AVENUE**

ITASCA, IL

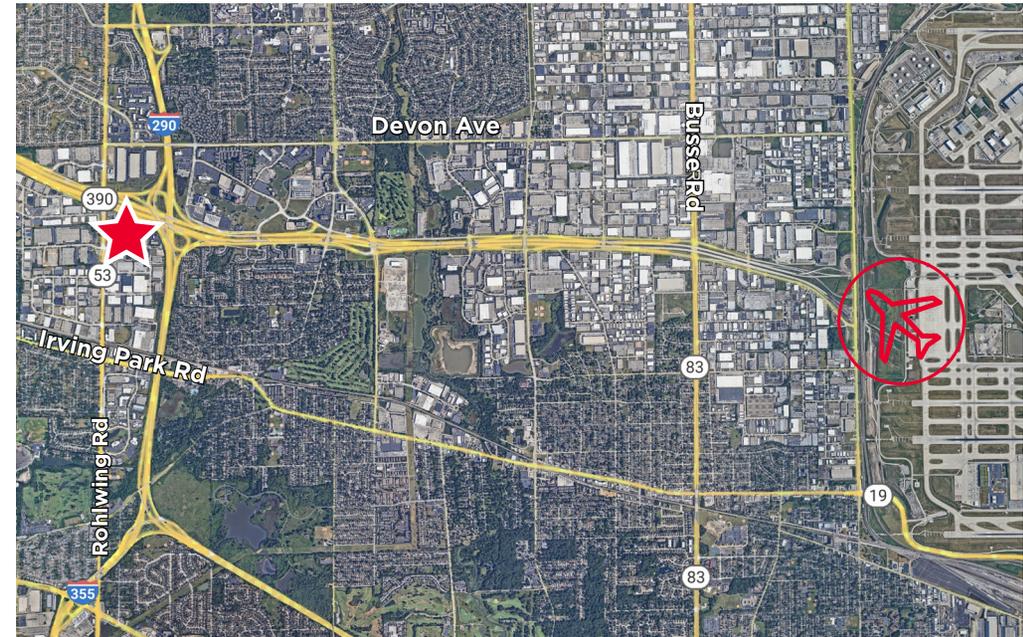


**CUSHMAN &  
WAKEFIELD**

1101 W THORNDALE AVENUE | ITASCA, IL

# BUILDING SPECIFICATIONS

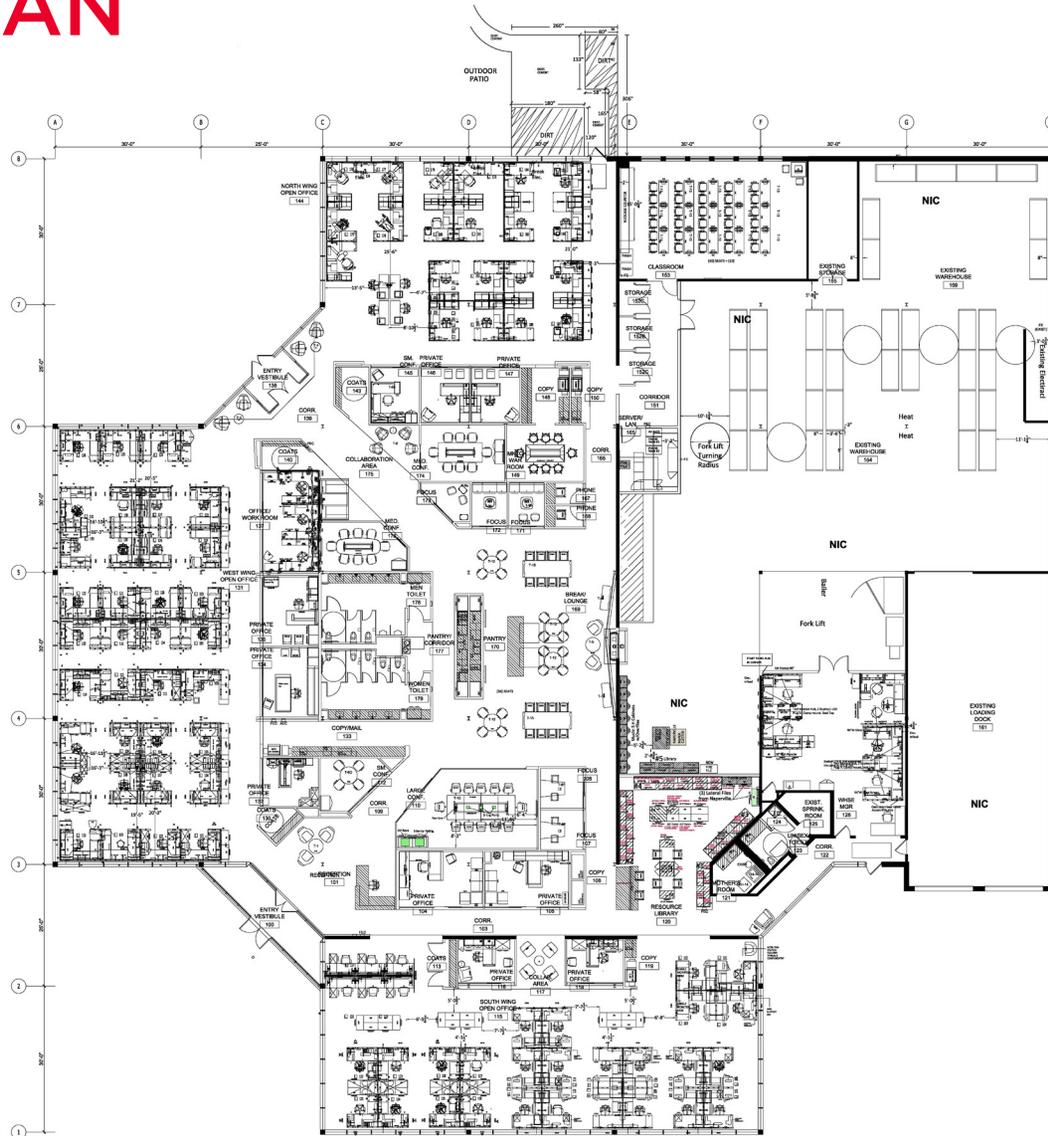
<b>TOTAL BUILDING SIZE:</b>	±32,937 SF
<b>LAND AREA:</b>	2.74 Acres
<b>OFFICE:</b>	±15,954 SF (can be reduced to ±7,500 SF)
<b>CLEAR HEIGHT:</b>	14'
<b>LOADING:</b>	1 Exterior dock 1 Drive-in-door
<b>PARKING:</b>	100 Cars
<b>SPRINKLERED:</b>	Yes
<b>POWER:</b>	1,200 Amps, 277/480 Volts
<b>YEAR BUILT:</b>	1980
<b>SALE PRICE:</b>	Subject to Offer



## AERIAL MAP

- Exposure on Rohlwing Road
  - Large outside patio area
- Close proximity to I-290 & 390 interchanges
- Located in DuPage County

# FLOOR PLAN



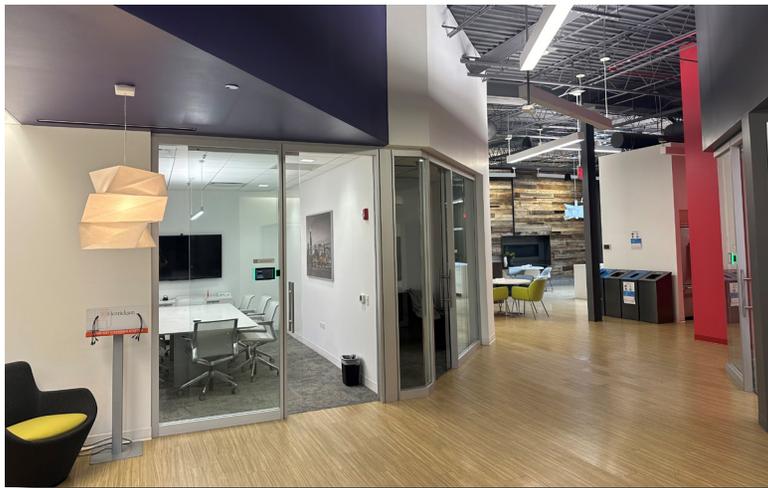
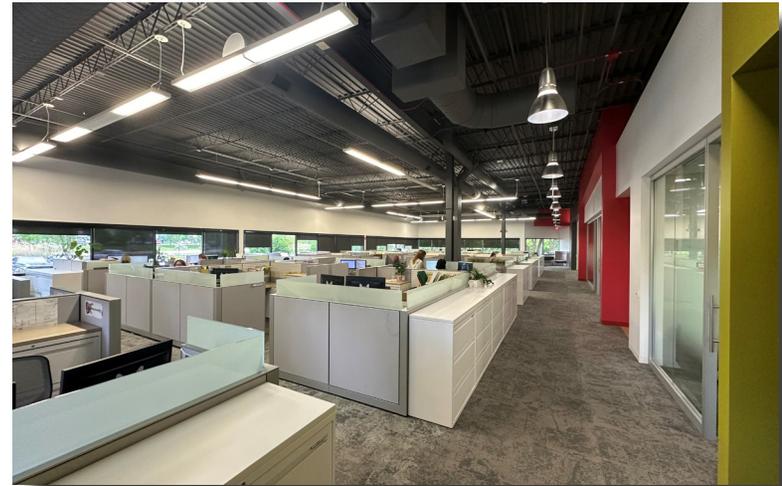
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# INTERIOR PHOTOS



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