

# 601-607 Country Club Drive, Bensenville

1,500 – 4,200 RSF Available



## Facility

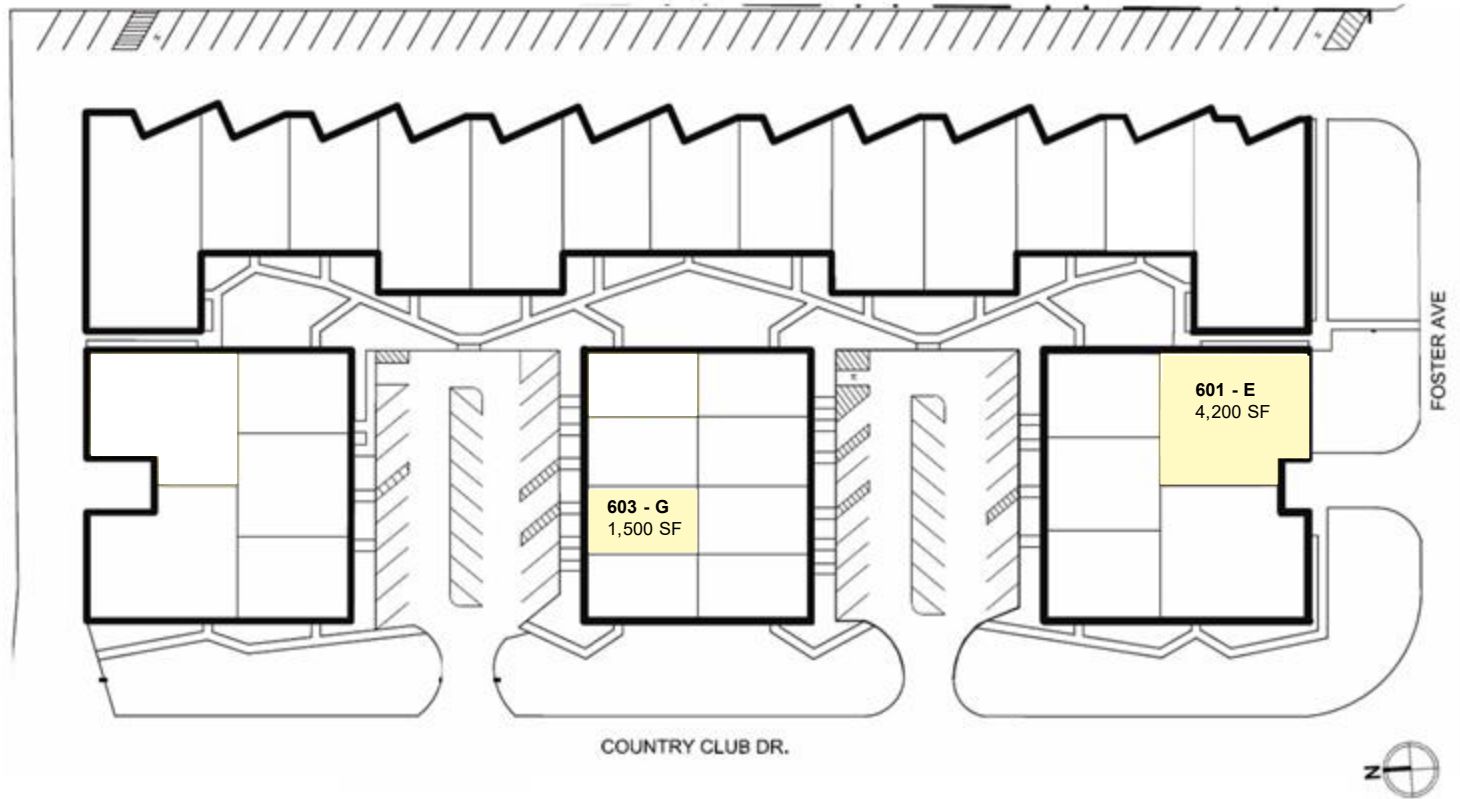
|                |                                               |
|----------------|-----------------------------------------------|
| AVAILABLE RSF  | 1,500-4,200 RSF                               |
| CLEAR HEIGHT   | 12'2" Ceiling Clear                           |
| LOADING        | Dock, Drive-in Doors,<br>Double Service Doors |
| POWER          | 200 AMP Service<br>3-Phase                    |
| FIRE DETECTION | Fire Detection, No Sprinklers                 |
| CAR PARKING    | 1/1,000 SF Ratio                              |
| ACCESS         | 24/Hour Access                                |
| BUILDING SIZE  | 81,100 SF                                     |
| ZONING         | M-2 (Bensenville)                             |
| LEASE RATE     | \$12.50 PSF Full Service<br>Gross             |

## Highlights & Location

Full Service Gross Leases  
Institutionally Owned & Managed  
Close to many Hotel & Restaurants  
Conveniently located just off  
Thorndale Avenue, minutes from I  
390 and less than 10 minutes from I  
290/I 355

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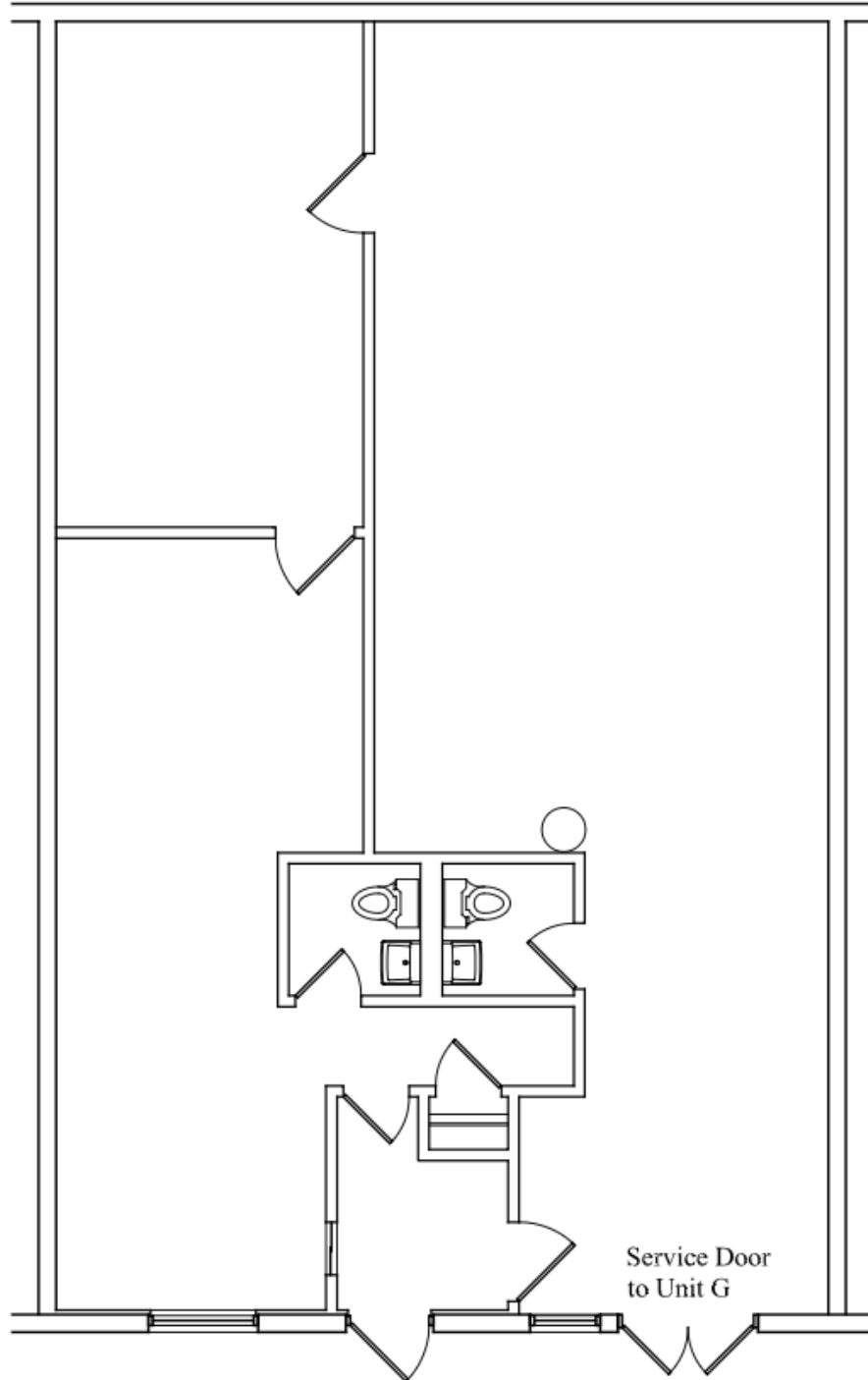
| SPACE   | LEASE RATE       | MONTHLY RENT<br>(YEAR 1) | SIZE (SF) | TERM     | LOADING & NOTES     |
|---------|------------------|--------------------------|-----------|----------|---------------------|
| 603 - G | \$12.50 PSF (FS) | \$1,562.50               | 1,500 SF  | 3+ Years | Double Loading Door |
| 601 - E | \$12.50 PSF (FS) | \$4,375.00               | 4,200 SF  | 3+ Years | Drive In Door       |

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## 603 – G Floor Plan



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## 601 – E Floor Plan

