

# 840-892 Eagle Drive, Bensenville

4,296 RSF Available



## Facility

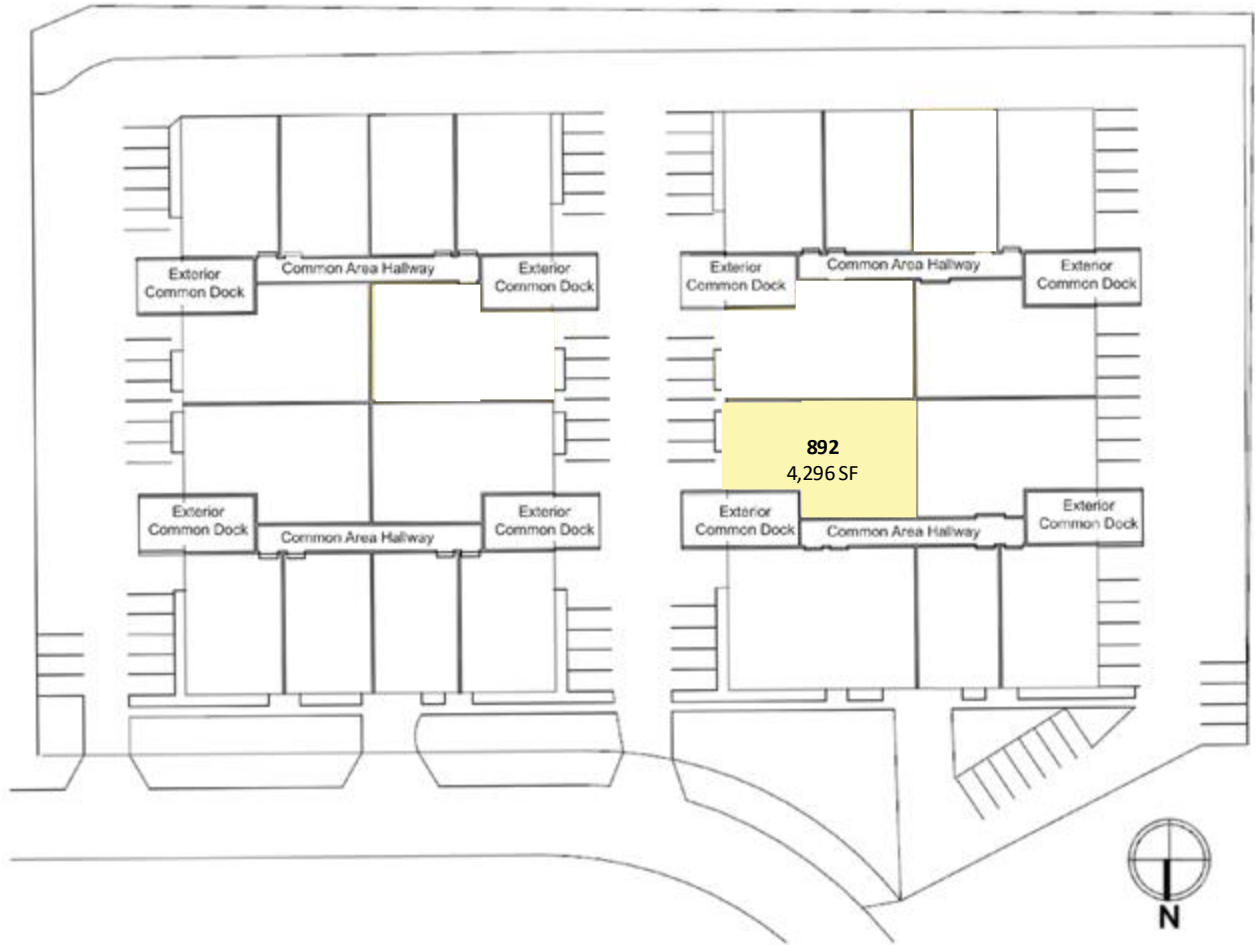
AVAILABLE RSF	4,296 RSF
CLEAR HEIGHT	13' 8" Ceiling Clear
LOADING	Common Dock 1 Drive-in Door Per Unit
POWER	200 AMP Service 3-Phase
FIRE DETECTION	Fire Detection, No Sprinklers
CAR PARKING	1/1,000 SF Ratio
ACCESS	24-Hour Access
BUILDING SIZE	82,544 SF
ZONING	I-1 (Bensenville)
LEASE RATE	\$13.50 PSF Full Service 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 (YEAR 1)	SIZE (SF)	OFFICE SIZE (SF)	TERM	LOADING
892	\$13.50 PSF (FS)	\$4,833.00	4,296 SF	10%	3 + Years	1 Drive-In Door, 1 Private Dock & Access to Shared Docks

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## FLOOR PLAN – 892 EAGLE DRIVE (4,296 RSF)

