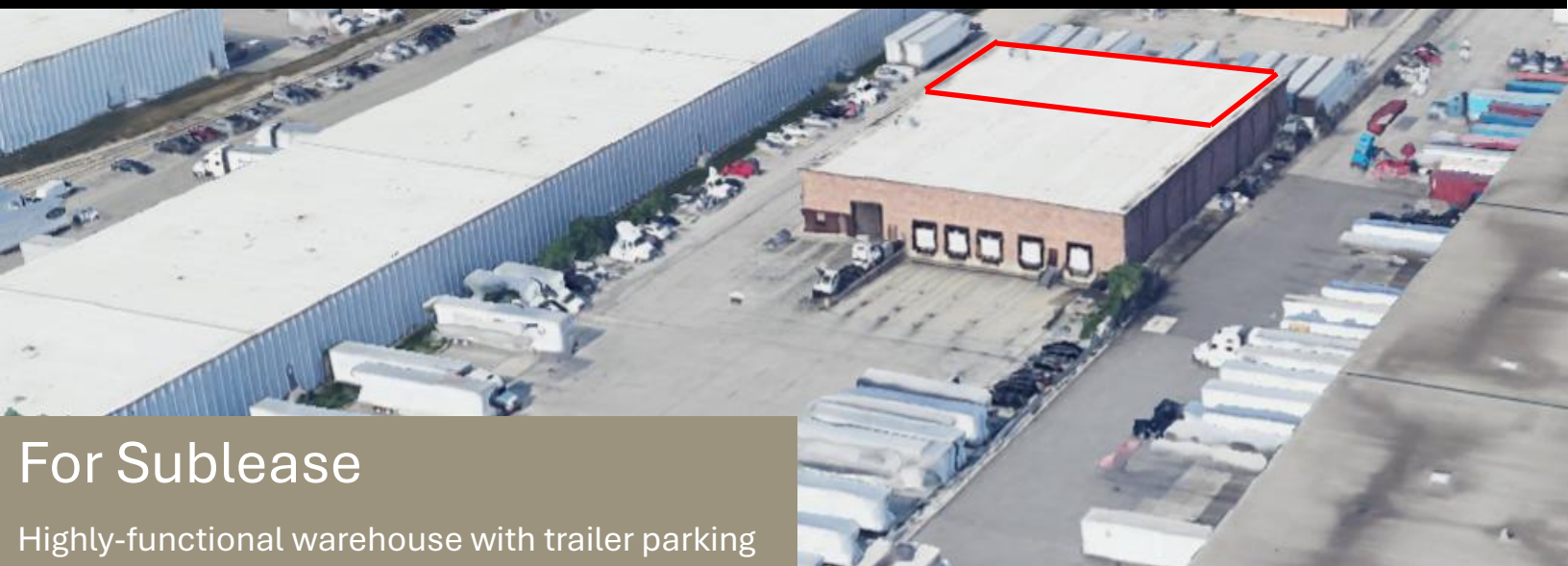


10,320 SF Available



For Sublease

Highly-functional warehouse with trailer parking

1123 N Ellis St

Bensenville, Illinois 60106

PROPERTY HIGHLIGHTS

- 10,320 SF available (25,700 SF total building)
- 2,158 SF office
- ±2.65 acres
- Trailer parking potentially available
- 20' clear height
- 2 docks (shared)
- 1 DID (14' high)
- Available April 1
- Sublease through 4/01/2029
(Shorter-term possible)
- <1 mile to IL-390, Busse Road, and York Road
- Sublease Rate: \$11.50 MG



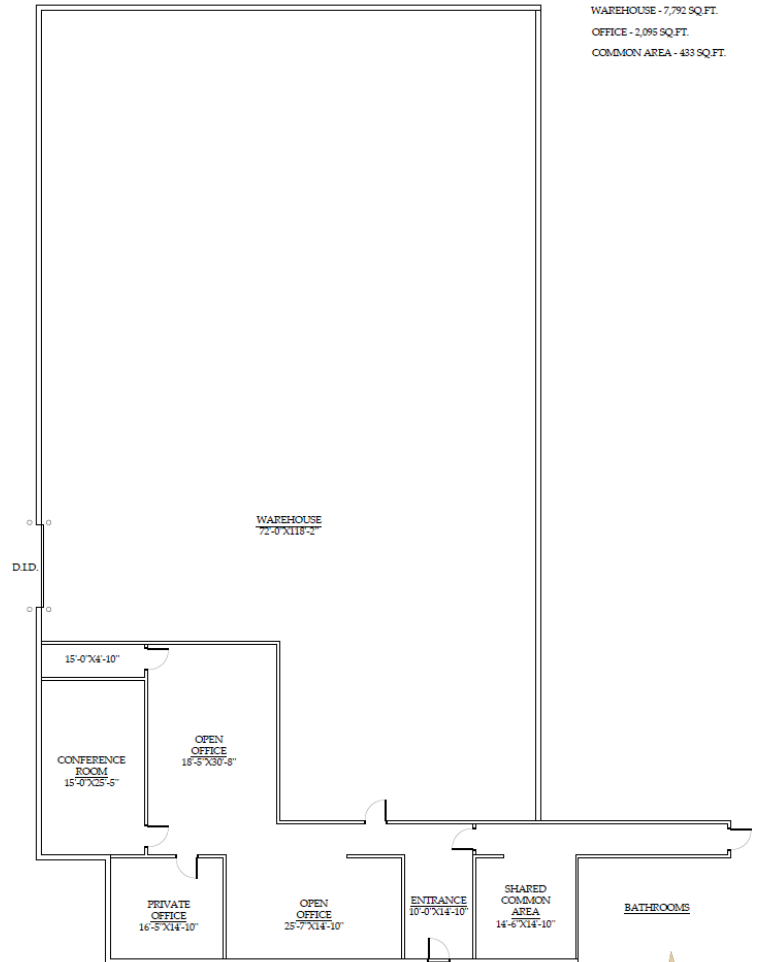
BRANDON SMITH | KWILL Real Estate
(630) 297-1633
bsmith@kwilladvisors.com

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(847) 323-7986
jcoleman@kwilladvisors.com



ADDITIONAL HIGHLIGHTS

- Office Space:
 - Showroom and bullpen
 - Conference/training room
 - 16'x14' corner executive office
 - Shared kitchen and restrooms
- Ample vehicle parking
- Zoned I-2 (industrial)



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