351-425 Country Club Drive, Bensenville, IL 60106

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Available SF:	3,524 SF
Lease Rate:	$9.25 SF/yr (Gross + CAM)
Year Built:	1990
Building Size:	70,200 SF

PROPERTY OVERVIEW

High image building with exceptionally clean units. 16' clear height and a drive-in-door for every unit. Common access to 6 enclosed truck docks designed to accommodate semis with 53' trailers. Separately metered gas and electric for each unit. Security cameras in all common areas. Fiber installed to building.

PROPERTY HIGHLIGHTS

- Unit Sizes: 3,524 SF / 4,969 SF / 5,533 SF
- Units can be combined for larger spaces
- 16' Clear Height
- EVERY UNIT has access to six (6) common loading docks
- EVERY UNIT has an exclusive 12' wide x 14' high grade-level door
- Security Cameras in all common areas
- Fiber Available - Installed to Building
- Well-maintained building and grounds
- Stable long-term ownership

Illinois Licensed Real Estate Broker. All information and dimensions contained herein remain subject to verification; floor plans not to scale. Price and/or lease rates are subject to change and listing may be withdrawn without notice. No liability for errors or omissions is assumed.

Adam Stokes / 847.698.7401 / astokes@nplchicago.com
Sean Bostrom / 847.539.0560 / sbostrom@nplchicago.com

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ADDITIONAL PHOTOS

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Typical Warehouse - Smaller Units (3,524 SF)

Common Forklift Corridor to Loading Docks

North Docks - Driveway

North Docks - Interior

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INDUSTRIAL PROPERTY FOR LEASE

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SITE PLAN

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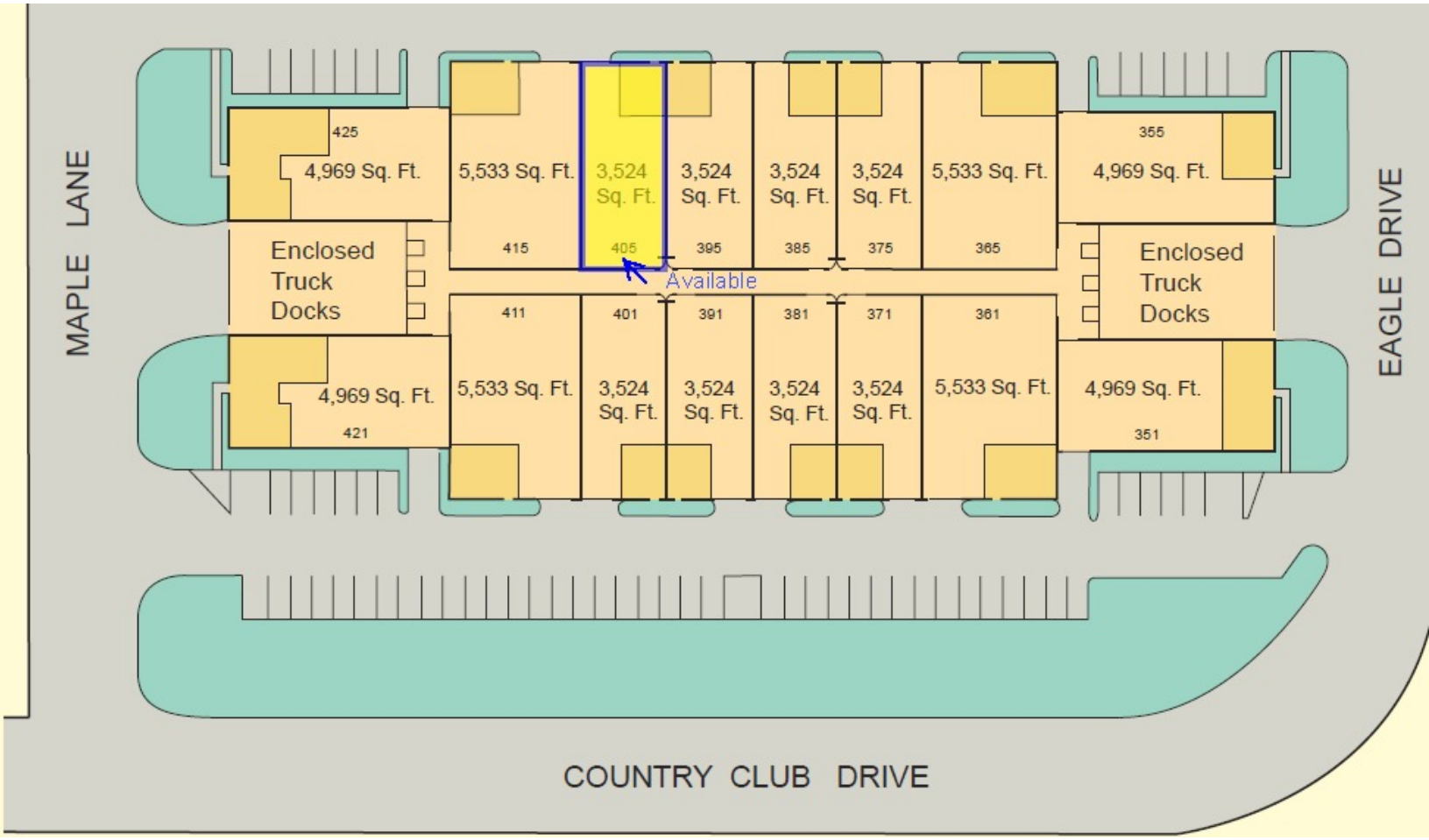

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LOCATION MAPS

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INDUSTRIAL PROPERTY FOR LEASE