

# «155 FORT HILL DRIVE NAPERVILLE, ILLINOIS



106,512 SF  
AVAILABLE  
FOR LEASE



# OVERVIEW

Available SF:	106,512 SF
Office SF:	13,000 SF
Site Size:	10.66 Acres
Clear Height:	33'
Docks:	9 Exterior Docks (Expandable to 18) 2 Interior Docks
Drive-in Doors:	3 (1 Drive-Through)
Car Parking:	142
Trailer Parking:	105 Stalls

Year Built:	2000
Power:	1,600 Amps, 3-phase, 277/480 Volt
Sprinkler:	ESFR
Heat:	Gas Forced
Highlights:	<ul style="list-style-type: none"><li>• New Roof 2023 with Warranty in Place Until 2043</li><li>• Fully Fenced and Secured Truck Court / Trailer Lot</li><li>• Multiple Ingress/Egress Points</li><li>• Expandable</li></ul>



**155 Fort Hill**

**Available Immediately**

**Lease Rate: STO**

**EXTERIOR REPAINTED**





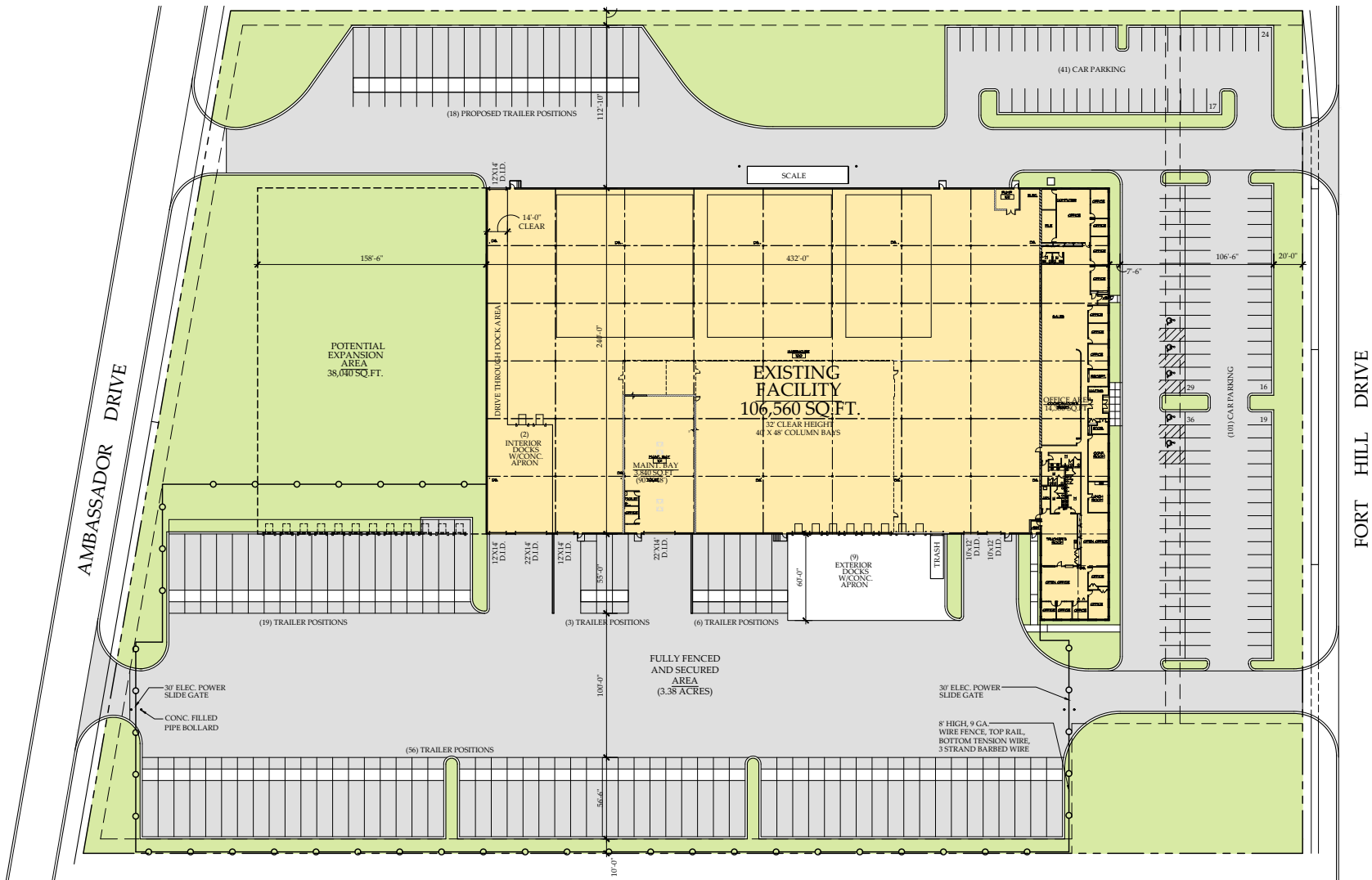
An aerial photograph of an industrial park. A large yellow polygon is drawn over the central part of the image, highlighting a specific area. This area includes a large white-roofed industrial building, a paved parking lot, and a grassy area. To the left of the highlighted area is another parking lot with many cars. To the right is a long industrial building with several semi-trailers parked in front. The background shows more industrial buildings and a parking lot. A small yellow circle with a dot inside is located at the top-left corner of the yellow polygon.

**VIDEO TOUR**

**FULLY REPAVED LOTS**

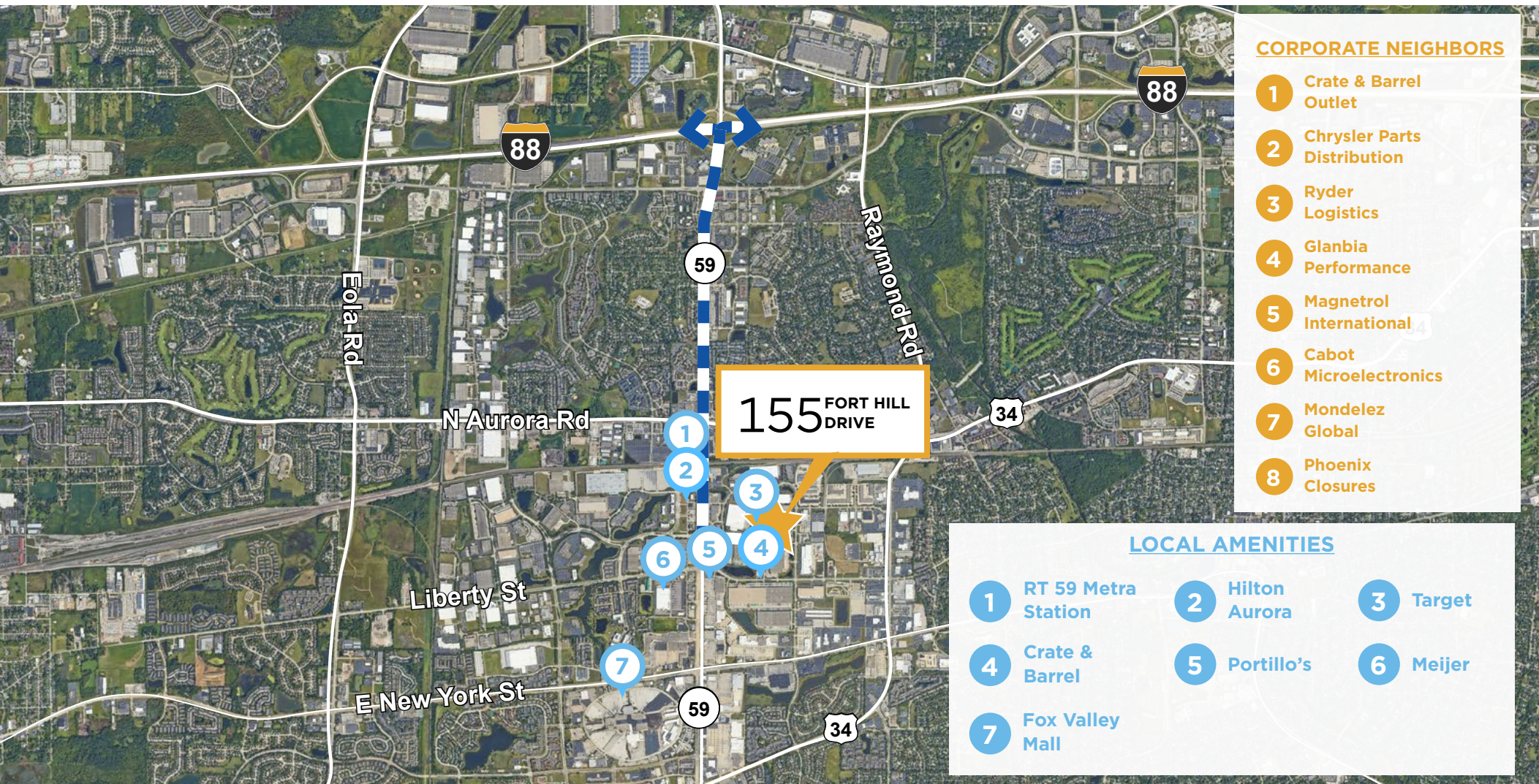








# AERIAL MAP



3 Miles  
to Interstate 88

27.9 Miles  
to Midway Airport

31.6 Miles  
to O'Hare Airport

34.9 Miles  
to Downtown Chicago





# 155 FORT HILL DRIVE»

NAPERVILLE, ILLINOIS



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