

# 601-607 Country Club Drive, Bensenville

1,500 – 2,500 RSF Available



## Facility

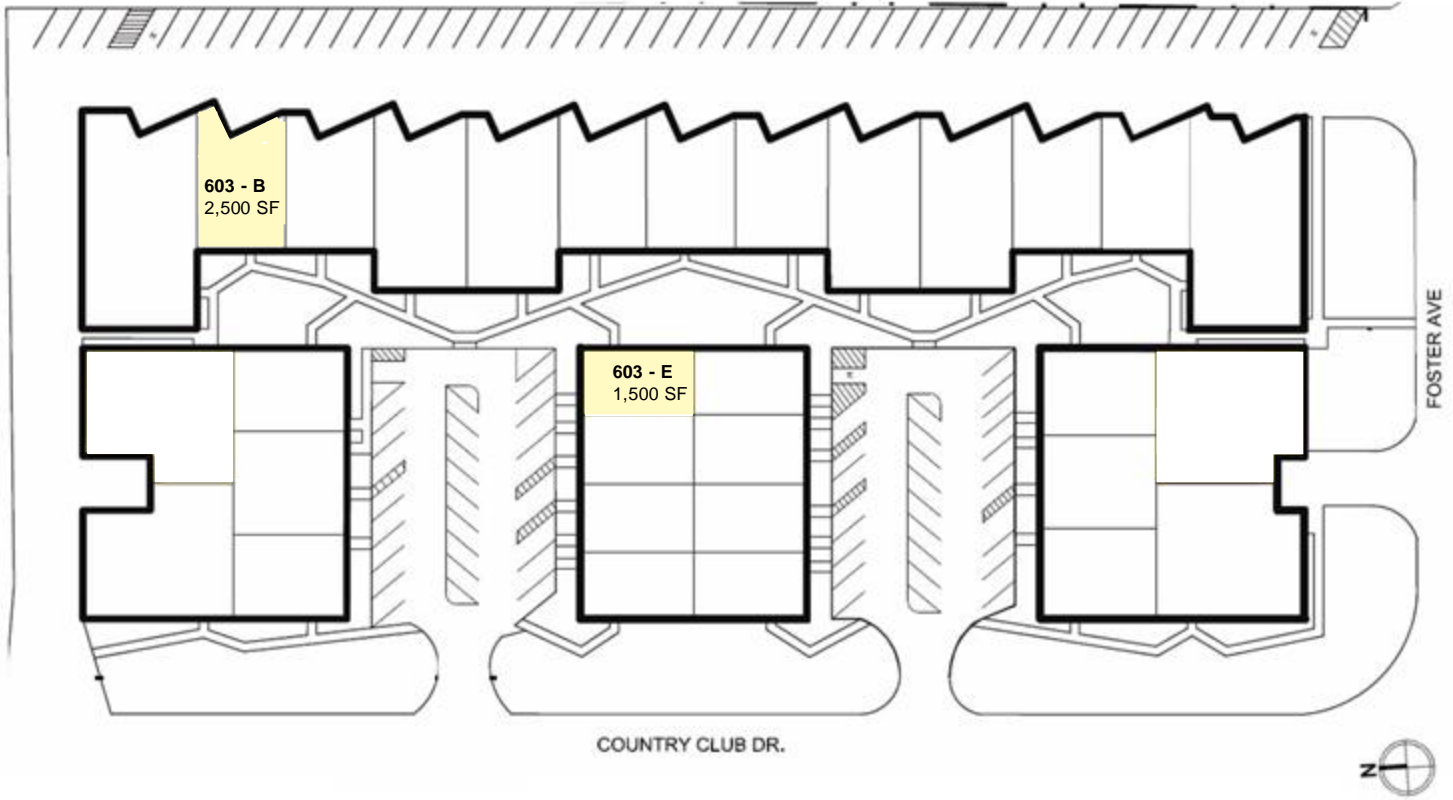
AVAILABLE RSF	1,500 – 2,500 RSF
CLEAR HEIGHT	12'2" Ceiling Clear
LOADING	Dock, Drive-in Doors, Double Service Doors
POWER	200 AMP Service 3-Phase
FIRE DETECTION	Fire Detection, No Sprinklers
CAR PARKING	1/1,000 SF Ratio
ACCESS	24/Hour Access
BUILDING SIZE	81,100 SF
ZONING	M-2 (Bensenville)
LEASE RATE	\$12.50 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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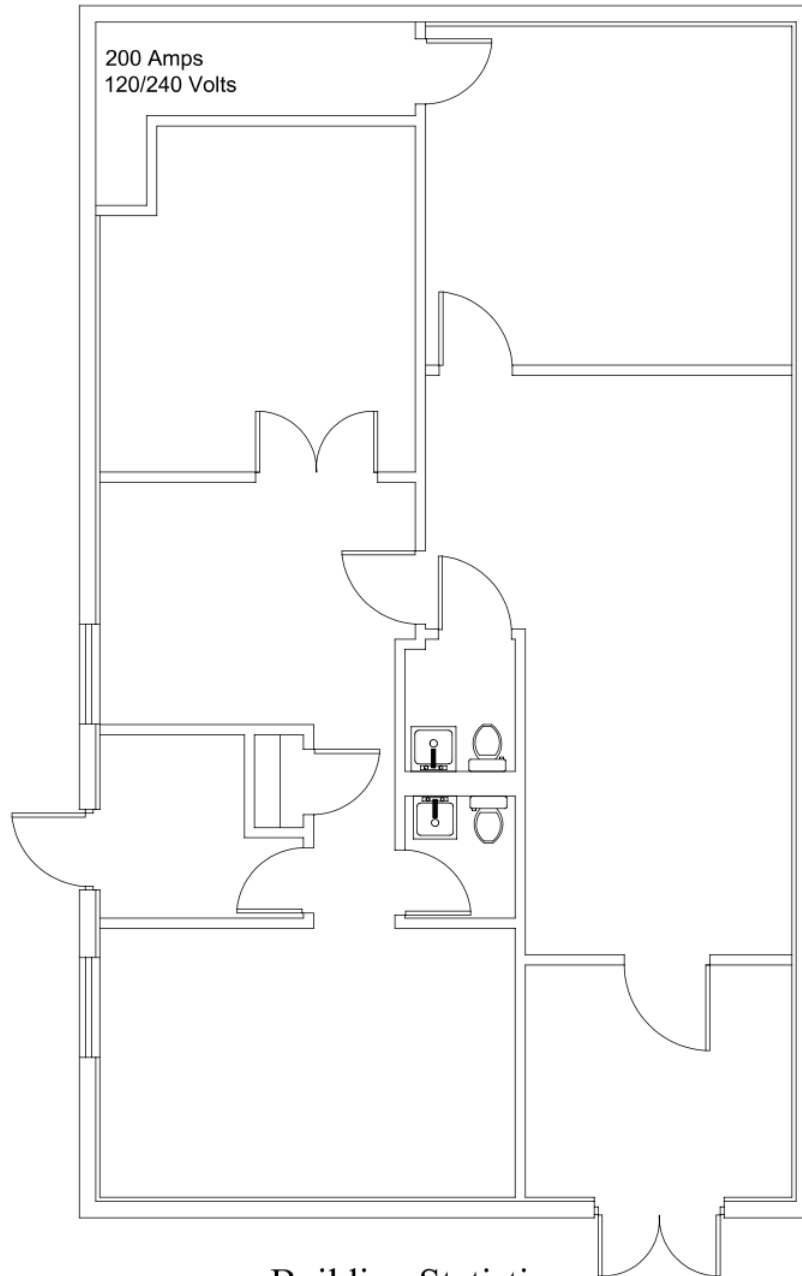
SPACE	LEASE RATE	MONTHLY RENT (YEAR 1)	SIZE (SF)	TERM	LOADING & NOTES
603 - E	\$12.50 PSF (FS)	\$1,562.50	1,500 SF	3+ Years	Double Loading Door, Available Immediately
605 - L	\$12.50 PSF (FS)	\$2,604.17	2,500 SF	3+ Years	Private Dock

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## Floor Plan



### Building Statistics

Unit Includes the Following:

Total Area 1,500 SF

Electric 200 Amp, 120/240V

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## Floor Plan

