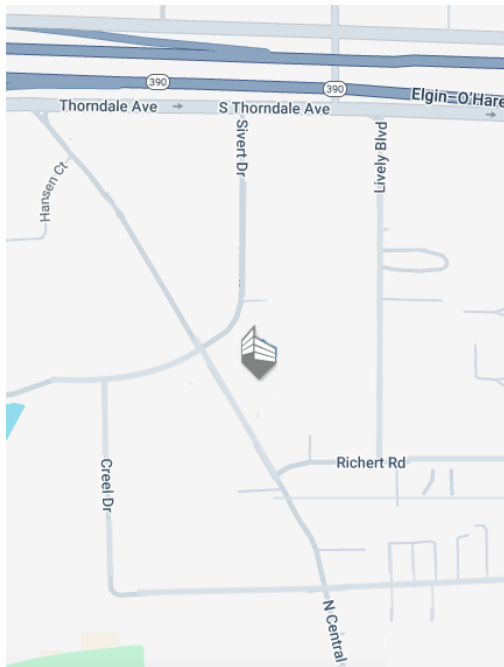


827 - 847 N Central Avenue, Wood Dale

11,054 - 13,430 RSF Available



Facility

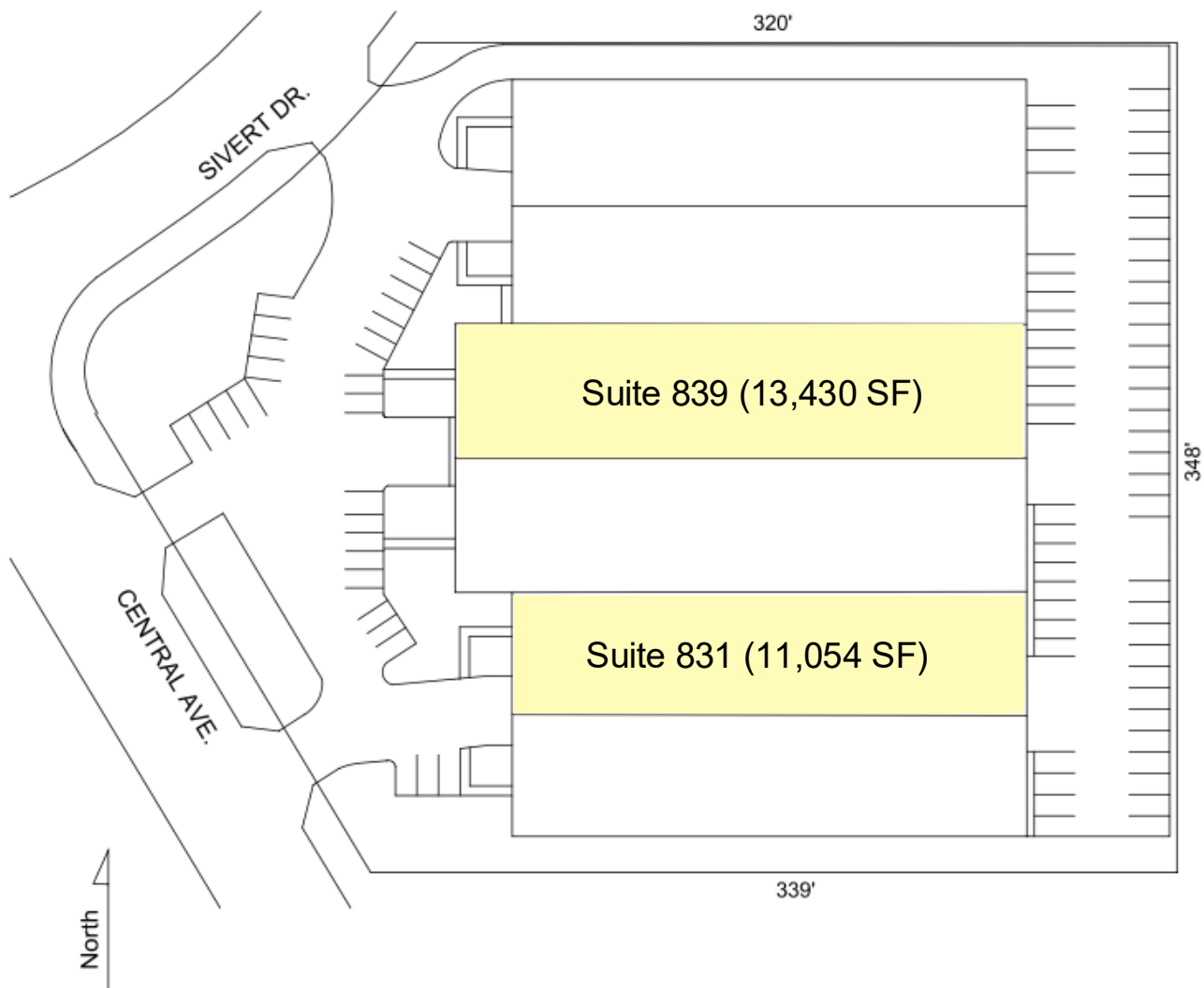
AVAILABLE RSF	11,054 - 3,430 RSF
CLEAR HEIGHT	15' 4" Ceiling Clear
LOADING	Dock Drive-in Door (10' x 12')
POWER	200 AMP Service 3-Phase
FIRE DETECTION	Wet Sprinklers
CAR PARKING	1.22/1,000 SF Ratio
BUILDING SIZE	71,284 SF
ZONING	I-1 (Light Industrial)
LEASE RATE (NNN)	Subject To Offer
TAX, CAM & INSURANCE (Est. 2025)	\$3.39 PSF

Highlights & Location

- Institutionally Owned & Managed
- Minutes to O'Hare International Airport
- Located adjacent to Thorndale Avenue, I-390 & IL-83

827 - 847 N Central Avenue, Wood Dale

11,054 - 13,430 RSF Available



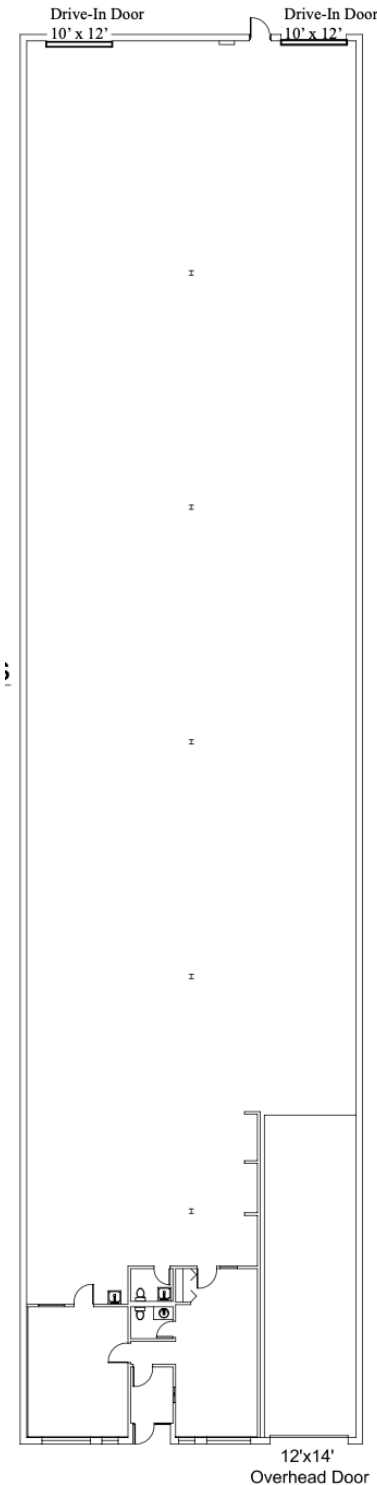
SPACE	LEASE RATE	SIZE (SF)	OFFICE SIZE (SF)	TERM	LOADING
831	Subject To Offer	11,054 SF	~800 SF	3 + Years	1 Dock & 2 Drive In Doors
839	Subject To Offer	13,430 SF	(TBD) Minimal	3 + Years	1 Dock & 1 Drive In Door

827 - 847 N Central Avenue, Wood Dale

11,054 - 13,430 RSF Available



831 - FLOOR PLAN



839 - FLOOR PLAN

