

# FOR LEASE

385 Fenton Lane West Chicago, IL



**114,785 SF AVAILABLE**

## Property Specifications

<b>BUILDING SIZE:</b>	180,417 SF	<b>COLUMN SPACING:</b>	60' x 37'8" column spacing
<b>AVAILABLE:</b>	114,785 SF	<b>PARKING:</b>	73 spaces (21 reserved + 52 unreserved in the shared lot)
<b>OFFICE:</b>	5,675 SF	<b>TAXES:</b>	\$1.67 PSF (2024 payable 2025)
<b>LOADING:</b>	» 8 interior docks » 1 drive-in door (14'x12')	<b>OPEX:</b>	» CAM: \$0.28 PSF » Insurance: \$0.15 PSF » Management fee: \$0.18 PSF
<b>CLEAR HEIGHT:</b>	28'	<b>LEASE RATE:</b>	STO
<b>POWER:</b>	800 amps	<b>COMMENTS:</b>	Potential for fenced outdoor storage (±13,000 SF) with special use permit
<b>SPRINKLER:</b>	ESFR		

Owned By

**maple<sup>tree</sup>**

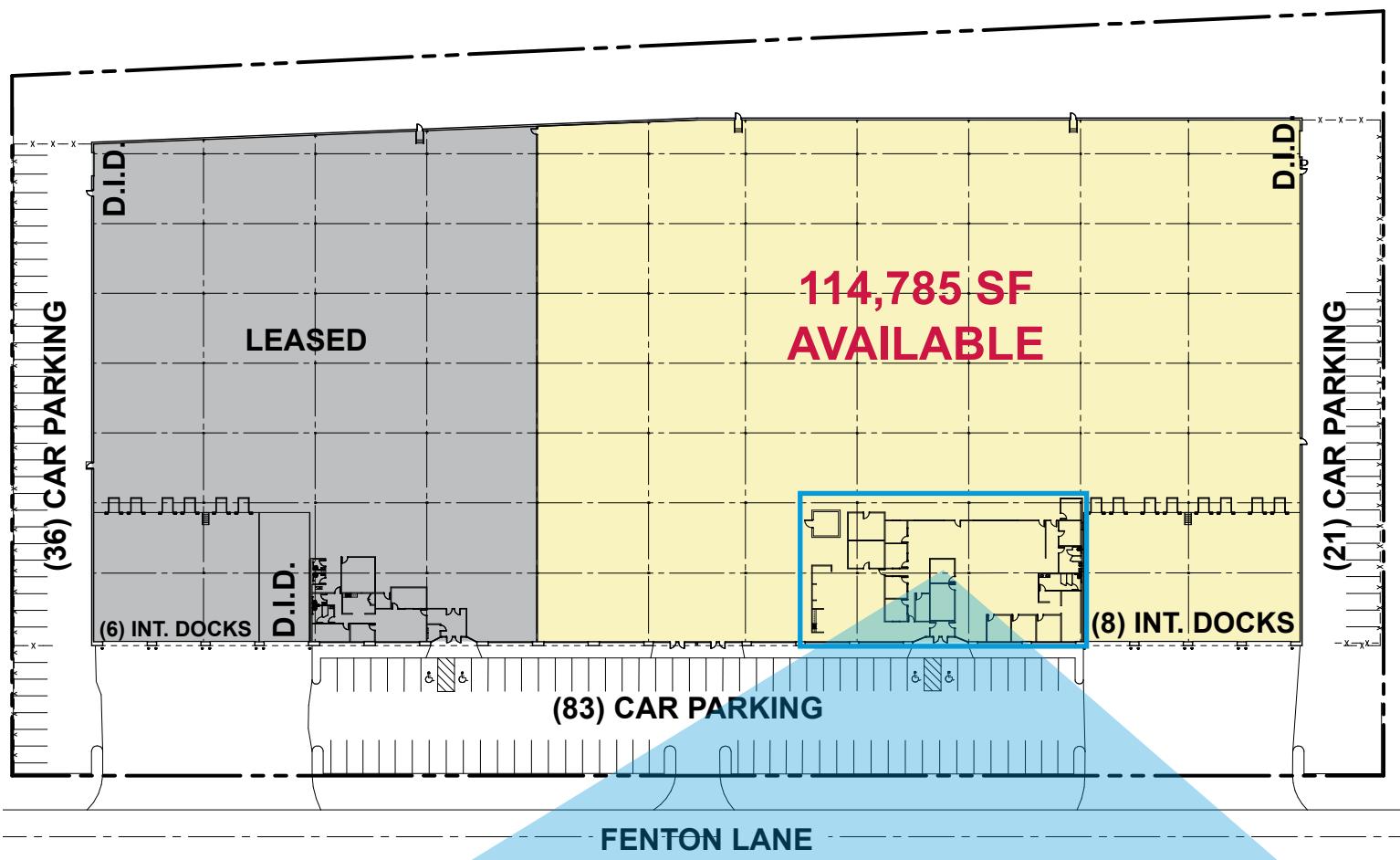
Leasing By

**LEE & ASSOCIATES**  
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



## NEW OFFICE LAYOUT



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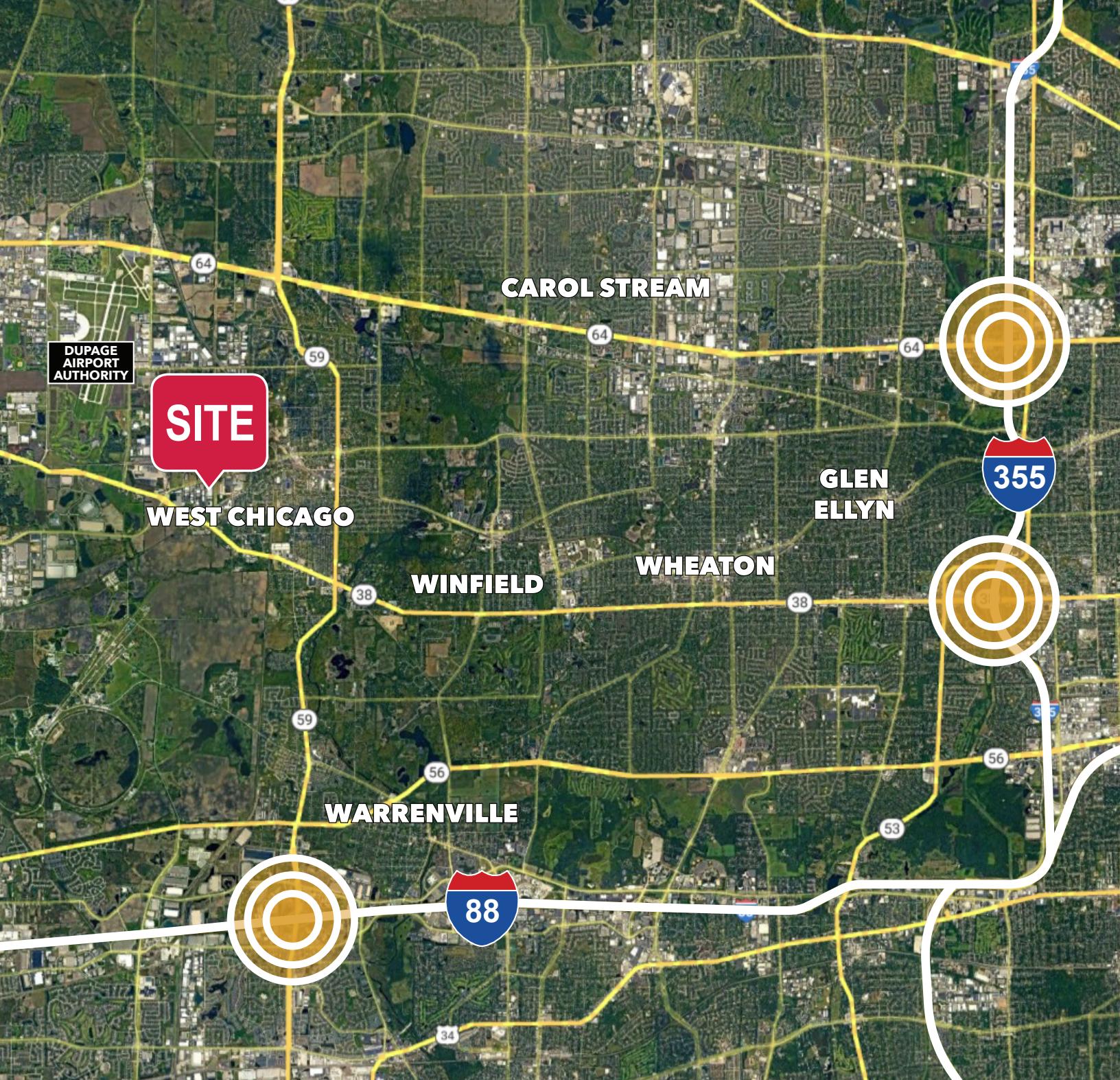
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## About Us

Mapletree is a leading global real estate developer, investor and manager headquartered in Singapore. Mapletree owns and manages 70 million square feet of logistics and industrial properties across 26 states with offices in New York, Chicago, Atlanta, Dallas and Los Angeles. [www.mapletree.com.sg](http://www.mapletree.com.sg)

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