

FOR LEASE

385 Fenton Lane West Chicago, IL



114,785 SF AVAILABLE

Property Specifications

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

Owned By

maple^{tree}

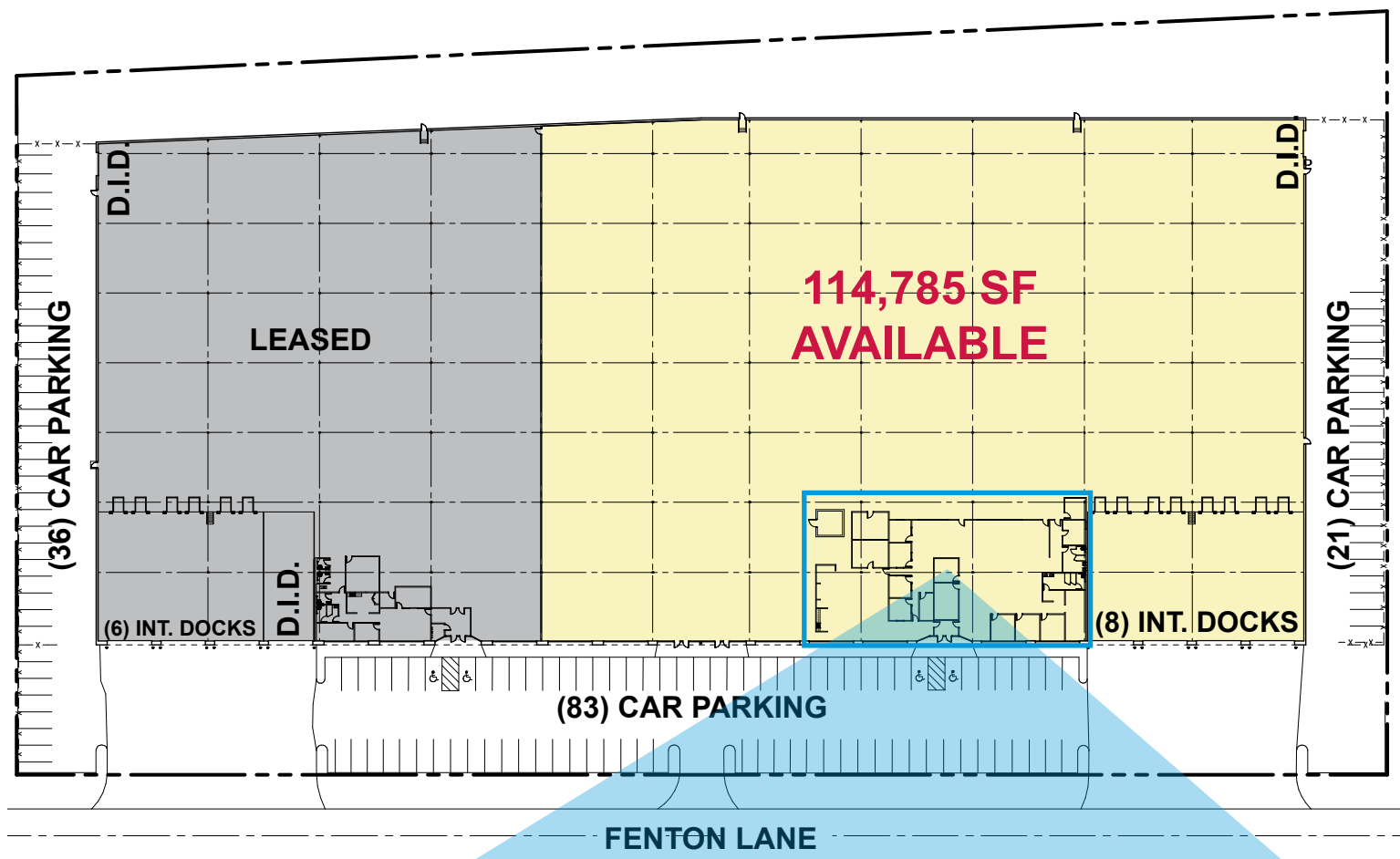
Leasing By

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Andrew Block
Principal
630.926.7649
ablock@lee-associates.com

Nick Eboli
Principal
630.567.7812
neboli@lee-associates.com

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



**NEW OFFICE AREA
5,675 SF**

**WAREHOUSE
ACCESS ROOMS
AREA - 380 SF**

Owned By

mapleiree

Leasing By

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Andrew Block
Principal
630.926.7649
ablock@lee-associates.com

Nick Eboli
Principal
630.567.7812
neboli@lee-associates.com

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.



Owned By

mapletree

Leasing By

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

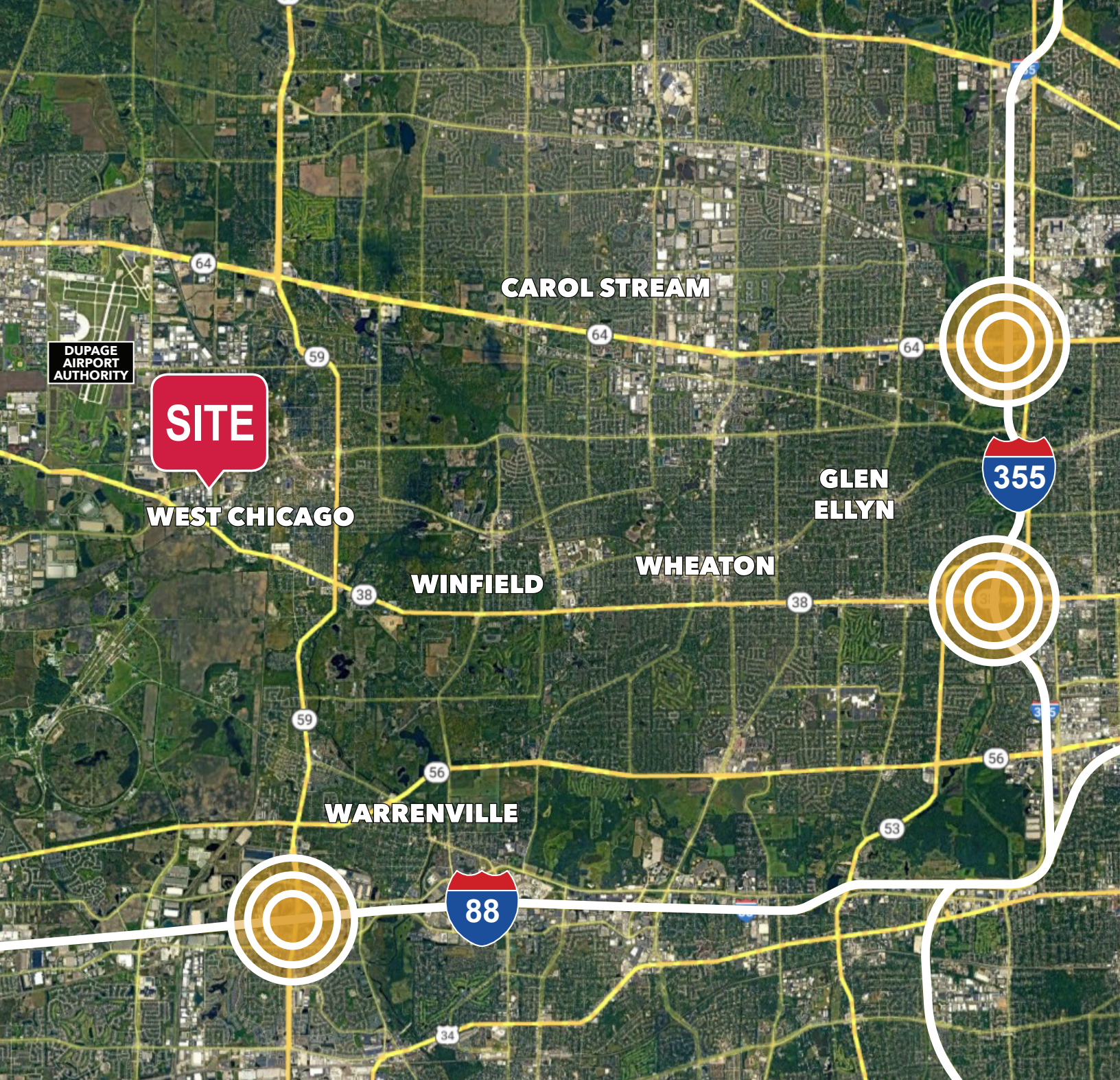
Andrew Block
Principal
630.926.7649

ablock@lee-associates.com

Nick Eboli
Principal
630.567.7812

neboli@lee-associates.com

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.



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

Owned By

mapletree

Leasing By

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Andrew Block
Principal
630.926.7649
ablock@lee-associates.com

Nick Eboli
Principal
630.567.7812
neboli@lee-associates.com

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.