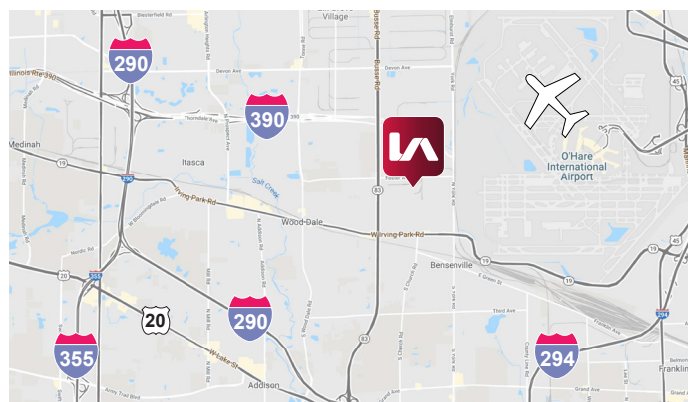


AVAILABLE FOR SALE
789-791 GOLF LANE
BENSENVILLE, ILLINOIS 60106



BUILDING SPECIFICATIONS:

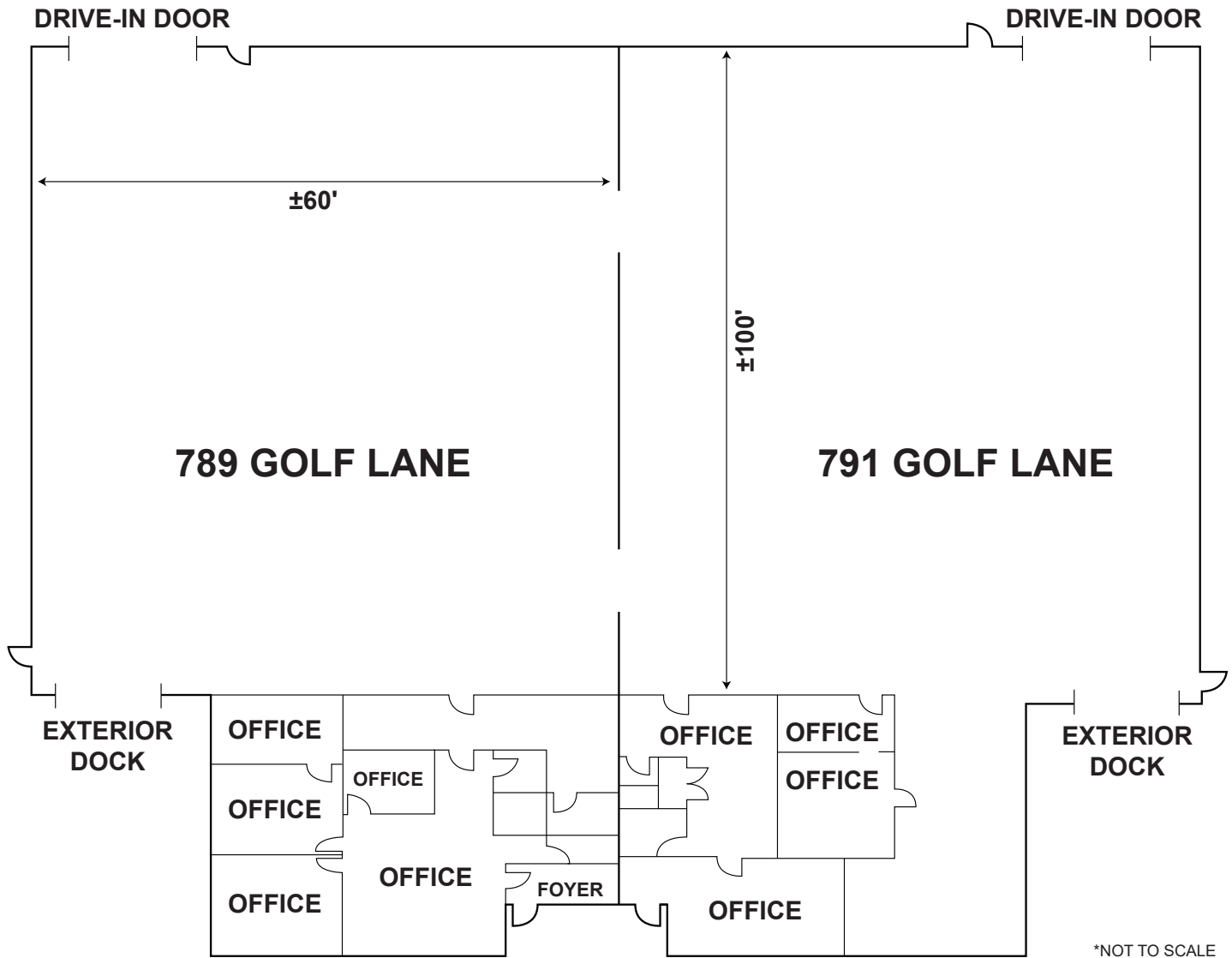
AVAILABLE:	±15,754 SF
OFFICE:	±2,800 SF
SITE SIZE:	0.8 Acres
CLEARANCE:	14'
YEAR BUILT:	1977
LOADING:	› 2 exterior dock doors › 2 drive-in doors (12' x 12')
PARKING:	16 spaces
SPRINKLERED:	Wet
POWER:	2-400 Amps, 120/240V; 3-phase
REAL ESTATE TAXES:	\$41,408 or \$2.62 PSF (2023) PIN: 03-11-314-011
SALE PRICE:	Subject to Offer
HIGHLIGHTS:	› LED lights in warehouse › Fully air-conditioned warehouse installed in 2022 › Located in DuPage County › Single or two-tenant building › 2,000 SF cooler (can be removed)



Dustin Albers
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