

16,523 SF Industrial Space Available

CORNERSTONE **BUSINESS** PARK

 BENSENVILLE, IL

 O'HARE AIRPORT 

ILLINOIS
390

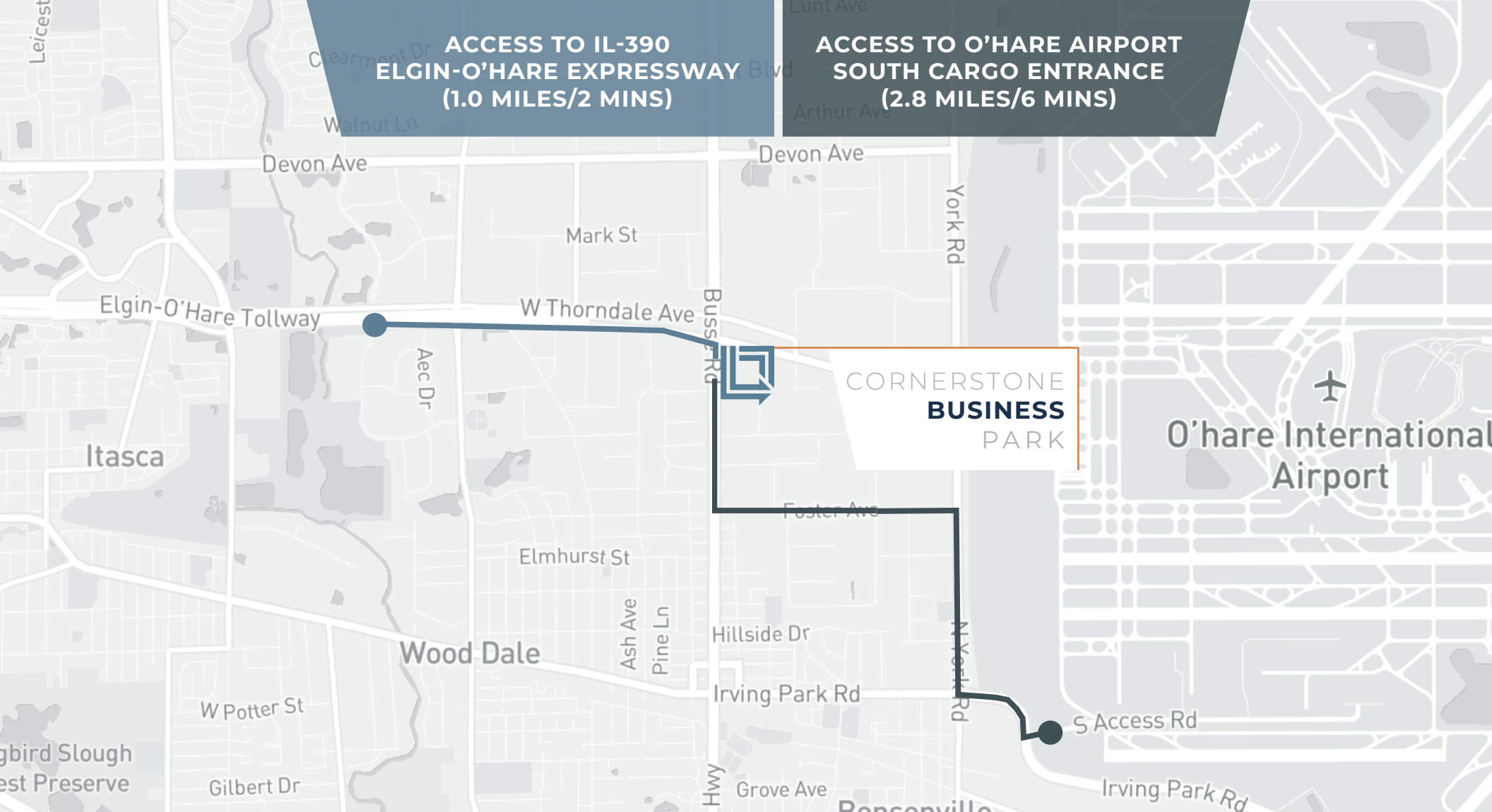
16,523 SF AVAILABLE

1120 THORNDALE AVENUE

LBA  Logistics 

**ACCESS TO IL-390
ELGIN-O'HARE EXPRESSWAY
(1.0 MILES/2 MINS)**

**ACCESS TO O'HARE AIRPORT
SOUTH CARGO ENTRANCE
(2.8 MILES/6 MINS)**



HIGHLIGHTS



Direct access to major thoroughfares, including IL-390, IL-Rte 83/Busse Road and Thorndale Avenue



DuPage County taxes



Quick access to South Cargo Entrance at O'Hare Airport, I-90 and I-290



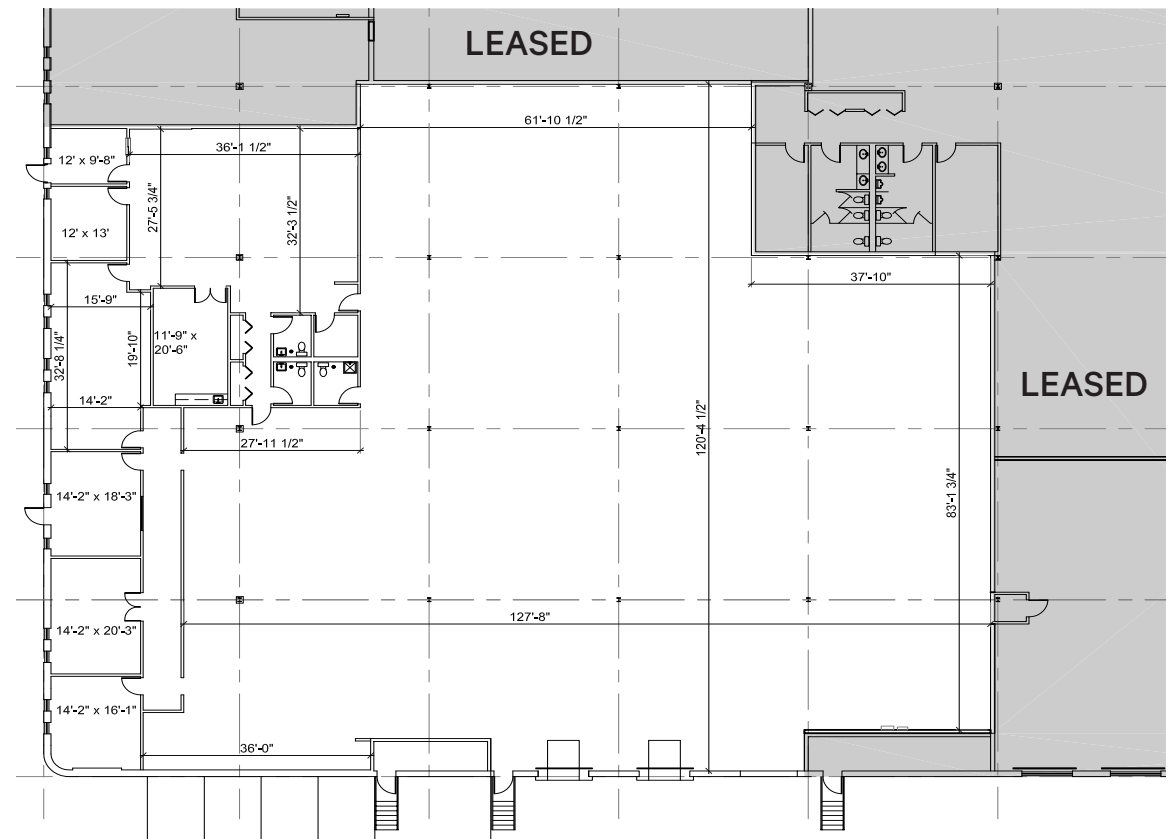
Signage/exposure opportunities along IL-Rte 83/ Busse Road



Institutionally owned and managed facility

1120 THORNDALE AVENUE PROPERTY SPECS

BUILDING SIZE	69,537 SF
AVAILABLE SIZE	16,523 SF
OFFICE SIZE	3,910 SF
LOADING	2 exterior docks
CEILING HEIGHT	12'-6"
SPRINKLER	Wet system
REAL ESTATE TAXES	\$2.75 PSF (payable 2025)
CAM/MGMT FEE	\$1.35 PSF
INSURANCE	\$0.10 PSF
ASKING LEASE RATE	Subject to offer
DATE AVAILABLE	Immediately



North

O'HARE AIRPORT

ILLINOIS
390

Thorndale Ave.

1120 Thorndale Ave

IL-Rte 83/Busse Rd.

CORNERSTONE
BUSINESS
PARK

FOR MORE INFORMATION CONTACT:

GENNA OHRN
TRANSACTION MANAGER
+1 630 368 5539
GENNA.OHRN@CBRE.COM

KEVIN SEGERSON
EXECUTIVE VICE PRESIDENT
+1 847 890 0614
KEVIN.SEGERSON@CBRE.COM

LBALogistics 

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio_July2022