

840-892 Eagle Drive, Bensenville

2,716 – 6,022 RSF Available



Facility

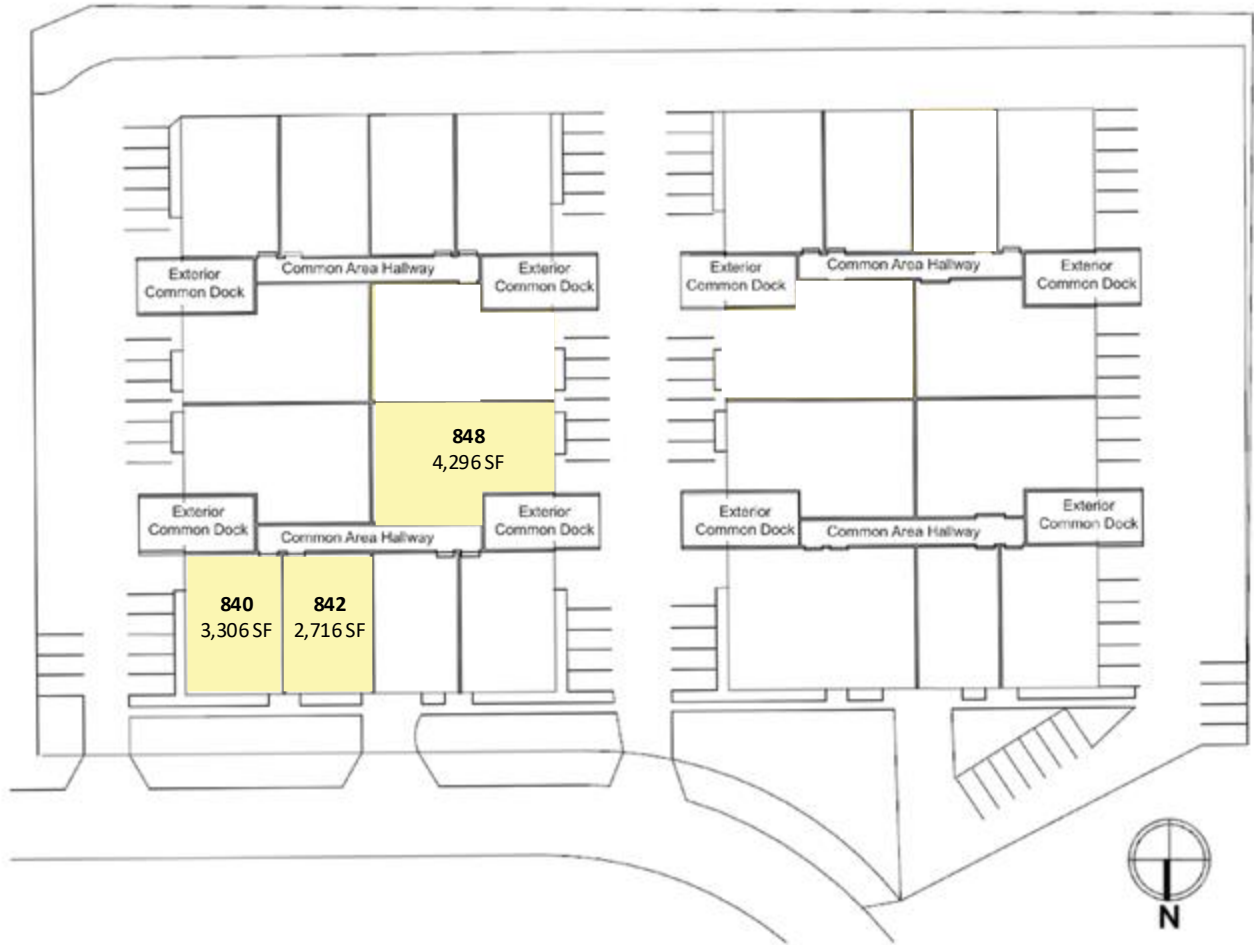
AVAILABLE RSF	2,716 – 6,022 RSF
CLEAR HEIGHT	13' 8" Ceiling Clear
LOADING	Common Dock 1 Drive-in Door Per Unit
POWER	200 AMP Service 3-Phase
FIRE DETECTION	Fire Detection, No Sprinklers
CAR PARKING	1/1,000 SF Ratio
ACCESS	24-Hour Access
BUILDING SIZE	82,544 SF
ZONING	I-1 (Bensenville)
LEASE RATE	\$13.50 PSF Full Service Gross

Highlights & Location

Full Service Gross Leases
Institutionally Owned & Managed
Close to many Hotel & Restaurants
Conveniently located just off
Thorndale Avenue, minutes from I
390 and less than 10 minutes from I
290/I 355

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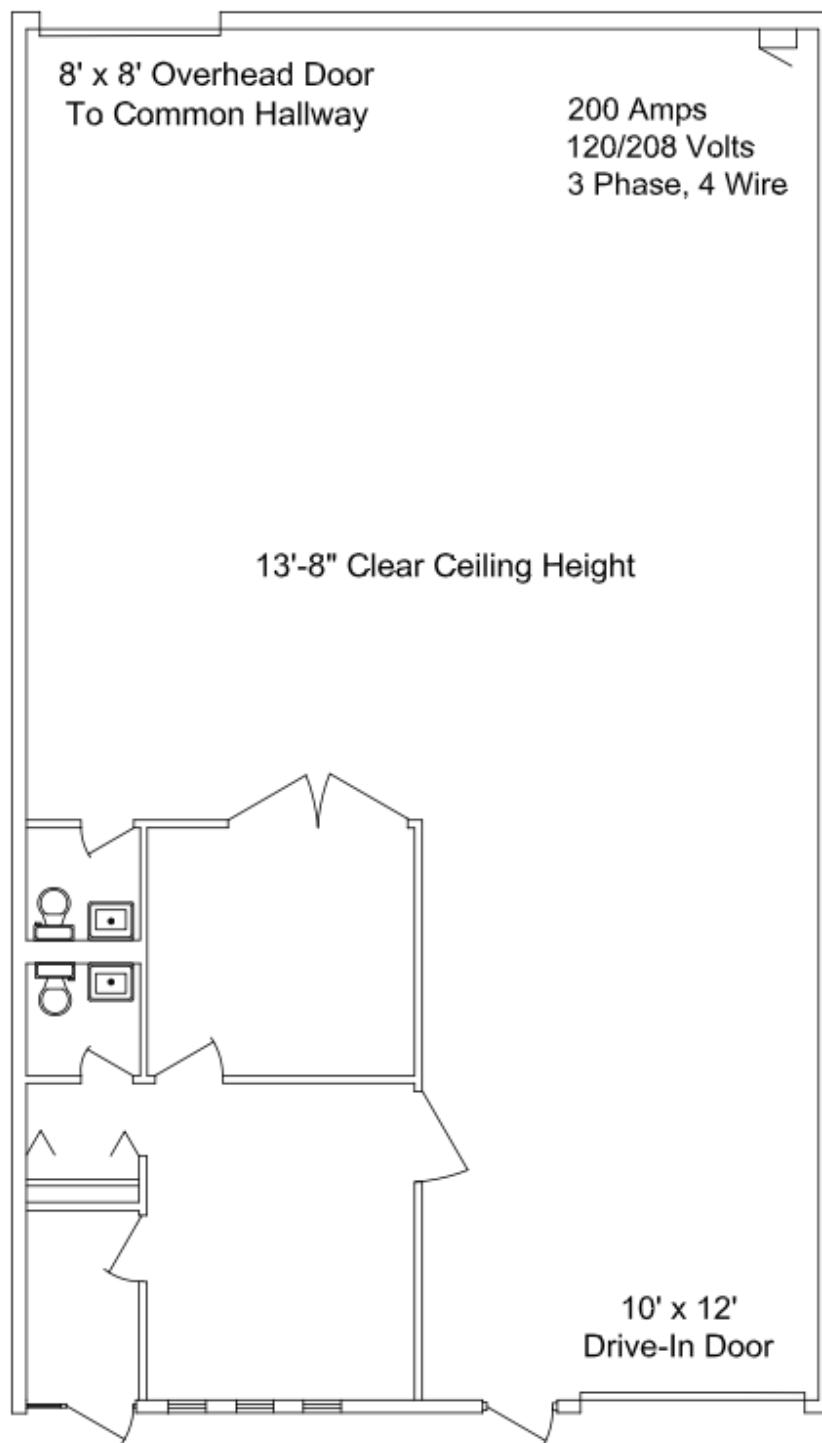
SPACE	LEASE RATE	MONTHLY RENT (YEAR 1)	SIZE (SF)	OFFICE SIZE (SF)	TERM	LOADING
842	\$13.50 PSF (FS)	\$3,055.50	2,716 SF	~25%	3 + Years	1 Drive-In Door & Access to Shared Docks. Available 8/1.
840	\$13.50 PSF (FS)	\$3,719.25	3,306 SF	~20%	3 + Years	1 Drive-In Door & Access to Shared Docks. Available 8/1.
848	\$13.50 PSF (FS)	\$4,833.00	4,296 SF	~15%	3 + Years	1 Drive-In Door, 1 Private Dock & Access to Shared Docks

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FLOOR PLAN – 842 EAGLE DRIVE (2,716 RSF)

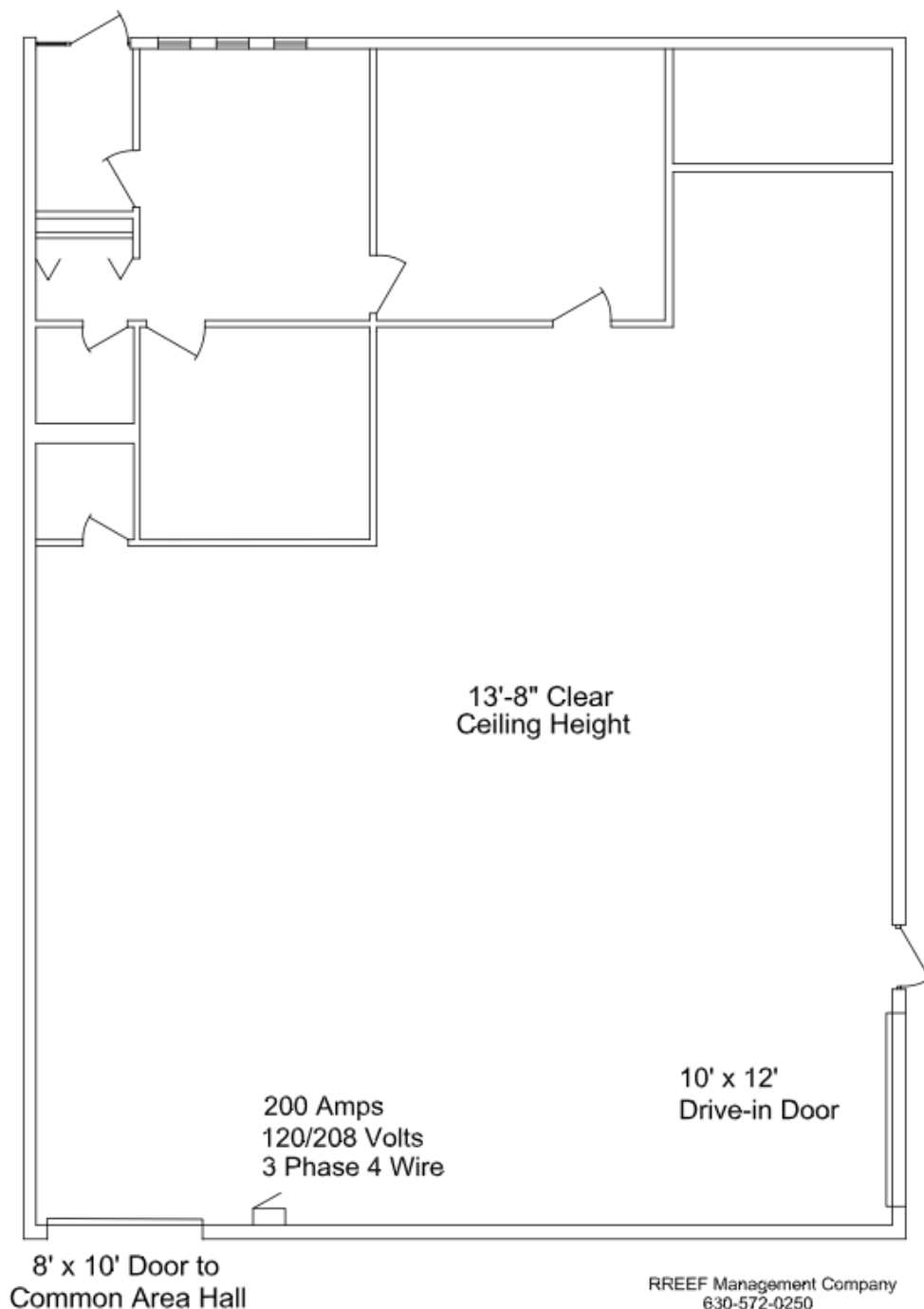


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FLOOR PLAN – 840 EAGLE DRIVE (3,306 RSF)



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FLOOR PLAN – 848 EAGLE DRIVE (4,296 RSF)

