

2980 HART COURT Franklin Park, IL

Industrial Space For Lease

DAVID CONROY
(630) 729-7943
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ANDREW MALETICH, SIOR
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MATT GARLAND
(312) 339-9015
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THEO ZACHER
(630) 729-7938
tzacher@cawleycre.com



Building Specifications

| | |
|------------------------------|--|
| Available: | 12,233 SF |
| Office: | 1,787 SF |
| Loading: | 2 Interior Docks |
| Ceiling Height: | 18' Clear |
| Power: | 400 Amps @ 480/270 |
| Trailer Parking: | Up to 12 Available |
| Temp Control Space: | Landlord can make cooler space in their unit available please inquire with broker |
| Net Rent: | Subject to Offer |
| Operating Expense Estimates: | Taxes: \$3.44 PSF |
| | CAM: \$1.41 (includes, water, sewer, electric and gas bills) |
| | Insurance: \$0.48 PSF |
| | Management Fee: 3% of gross rents |
| | Utilities: Trash and Internet contracted by tenant |

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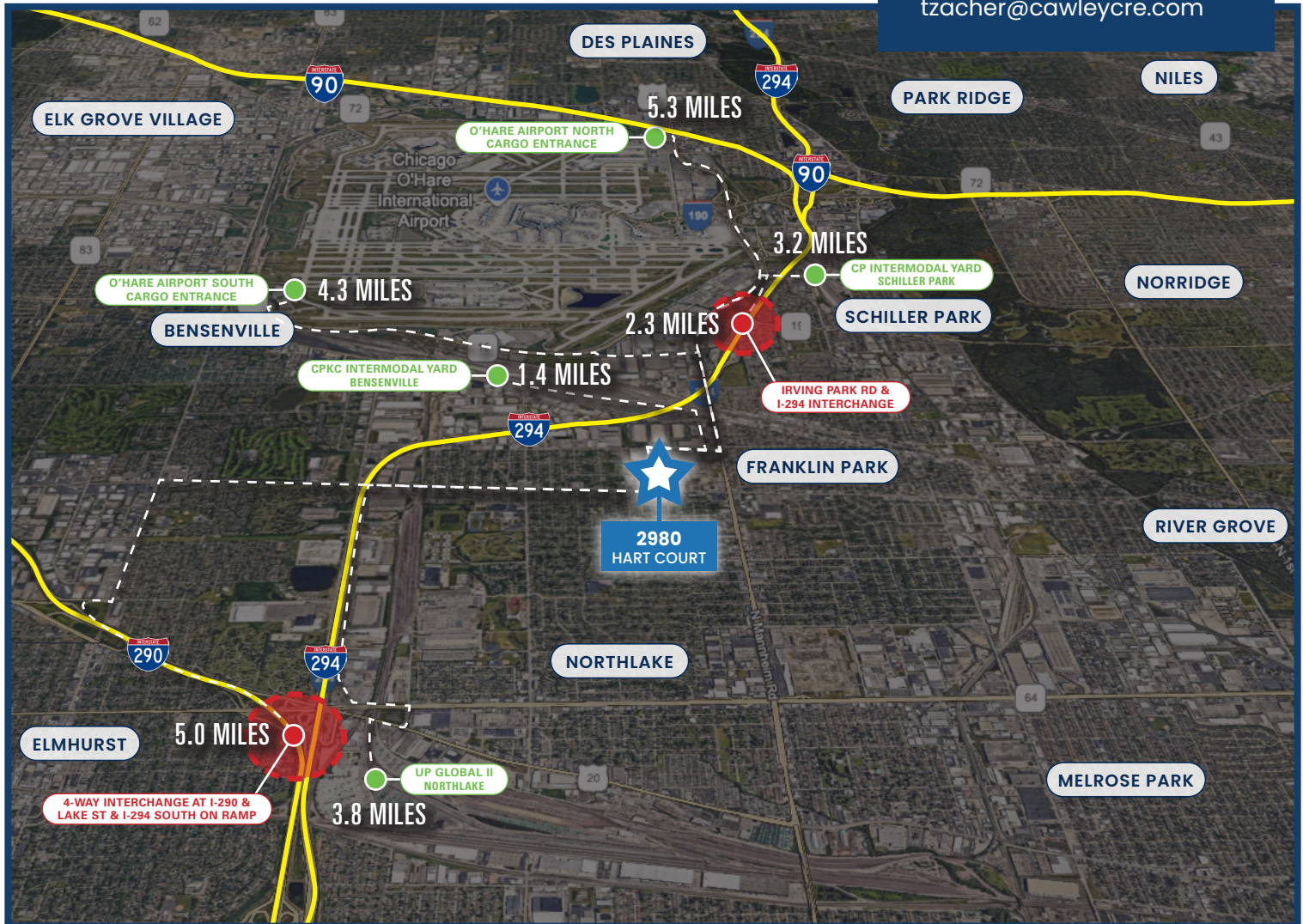
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- ✓ 1.4 Miles from CPKC Intermodal Yard (Bensenville)
- ✓ 2.3 Miles to Irving Park Rd & I-294 Interchange
- ✓ 3.2 Miles to CP Intermodal Yard (Schiller Park)
- ✓ 3.8 Miles to UP Global II (Northlake)
- ✓ 4.3 Miles to O'Hare South Cargo Entrance
- ✓ 5.3 Miles to O'Hare North Cargo Entrance
- ✓ 5.0 Miles to 4-Way Interchange at I-290 and Lake Street and I-294 South on Ramp

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I-390 Extension



O'Hare South Cargo Entrance



I-294



CPKC Intermodal

