

2980 HART COURT Franklin Park, IL

Industrial Space For Lease

DAVID CONROY
(630) 729-7943
dconroy@cawleycre.com

ANDREW MALETICH, SIOR
(630) 729-7942
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MATT GARLAND
(312) 339-9015
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HOUSTON BROOKE
(630) 230-3138
hbrooke@cawleycre.com



Building Specifications

Available:	12,233 SF
Office:	1,787 SF
Building Size:	38,726 SF
Loading:	2 Interior Docks
Ceiling Height:	18' Clear
Power:	400 Amps @ 480/270
Year Built:	1965 Addition to the Warehouse in 1992
Parking:	30 Spots (Building Total)
Trailer Parking:	Up to 12 Spots 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 (2026): \$4.93 PSF
	CAM: \$0.95 (Without utilities, but includes management fee)
	Insurance: \$0.48 PSF
	Utilities: \$0.89 PSF (Master-metered building; Water, sewer, gas, and electric are an additional OPEX charge)

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Floor Plan



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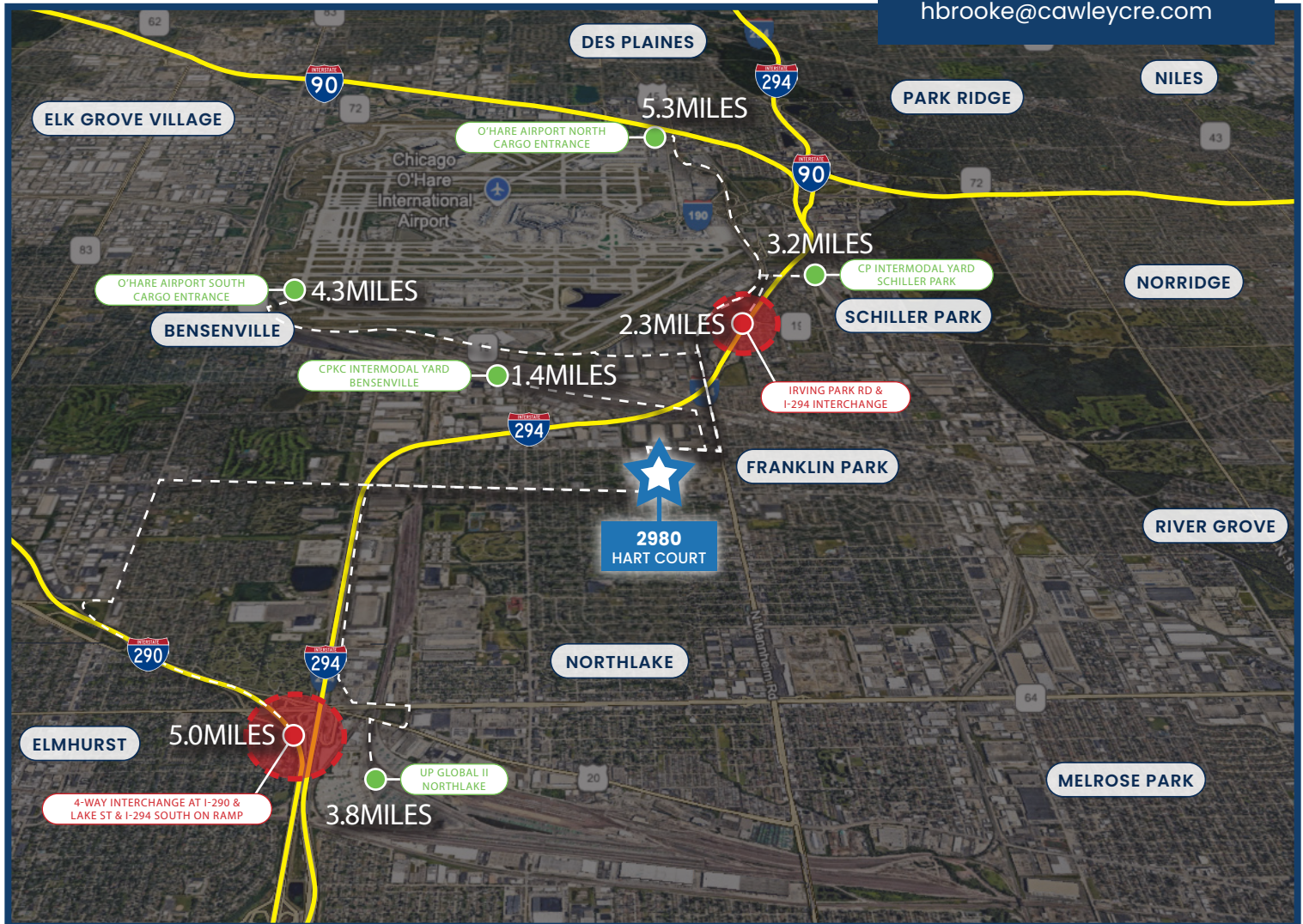
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- ✓ 1.4 Miles from CPKC Intermodal Yard (Bensenville)
- ✓ 2.3 Miles to Irving Park Rd & I-294 Interchange
- ✓ 3.2 Miles to CP Intermodal Yard (Schiller Park)
- ✓ 3.8 Miles to UP Global II (Northlake)
- ✓ 4.3 Miles to O'Hare South Cargo Entrance
- ✓ 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

