

**LEASE
OPPORTUNITY
AVAILABLE**



4101 Canterfield Parkway East
TDC I-90 Logistics Center | West Dundee, Illinois 60118

One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

hiffman.com

PROPERTY HIGHLIGHTS

Completed and ready for occupancy, this 255,142 SF industrial building has enhanced façade features on both ends of the building that provide a Class A corporate environment for one or two tenants. The building features 36' clear height, 32 docks (expandable to 48), 60 trailer parking spots, and 304 car parking spots. The property is located in low-tax Kane County and offers premium access to O'Hare International Airport via the full interchange at Route 31 & I-90. All pricing is subject to offer.



255,142 SF
AVAILABLE FOR
LEASE



32 EXTERIOR DOCKS
16 FUTURE DOCKS



36'
CLEAR HEIGHT

Contact

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ABUNDANT PARKING
60 TRAILER STALLS
304 CAR STALLS



QUICK ACCESS TO
I-90 VIA ROUTE 31



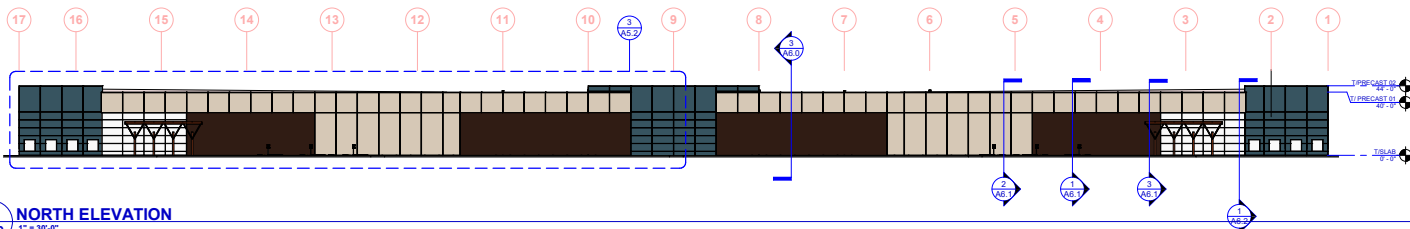
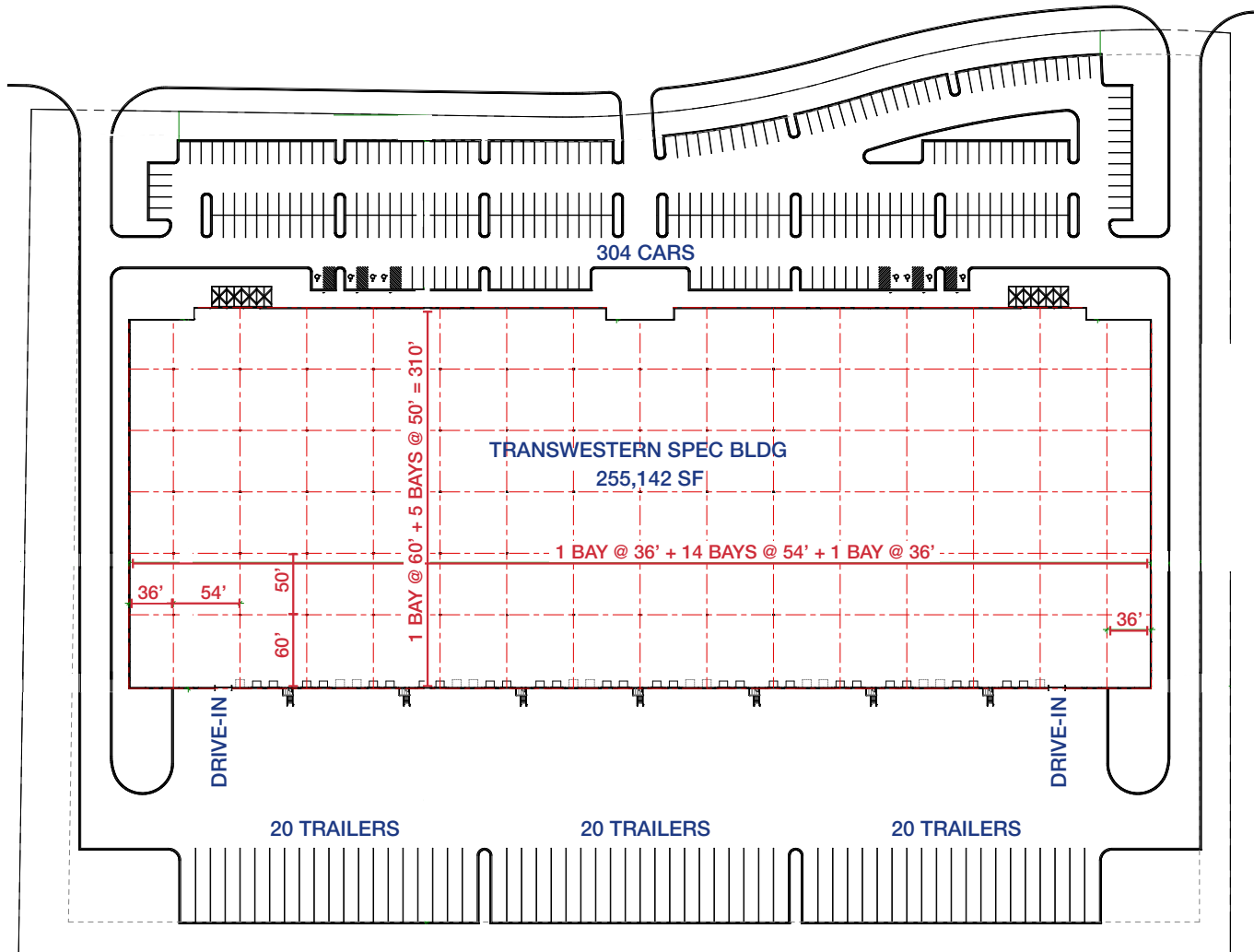
25± MINUTES TO
O'HARE AIRPORT

Lease Opportunity

255,142 SF
Manufacturing
Distribution Space

Property Details

36'	Clear Height
32	Docks Installed
48	Dock Positions
2	Drive In Doors
304	Car Stalls
60	Trailer Stalls
50' x 54'	Typical Bay
2,000	Amps





HEADQUARTERS OPPORTUNITY

255,142 SF AVAILABLE

255,142 SF
Manufacturing
Distribution Space

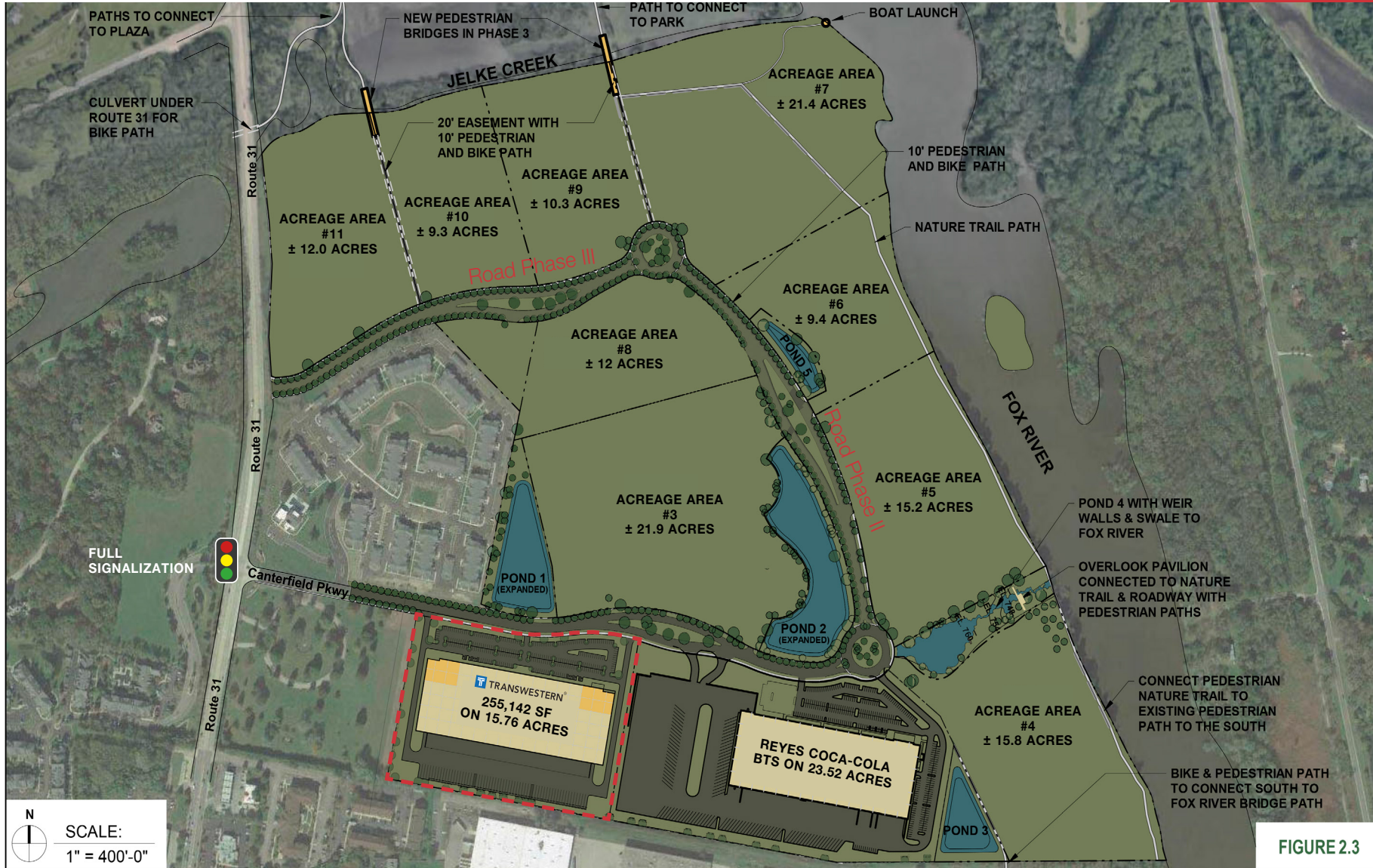
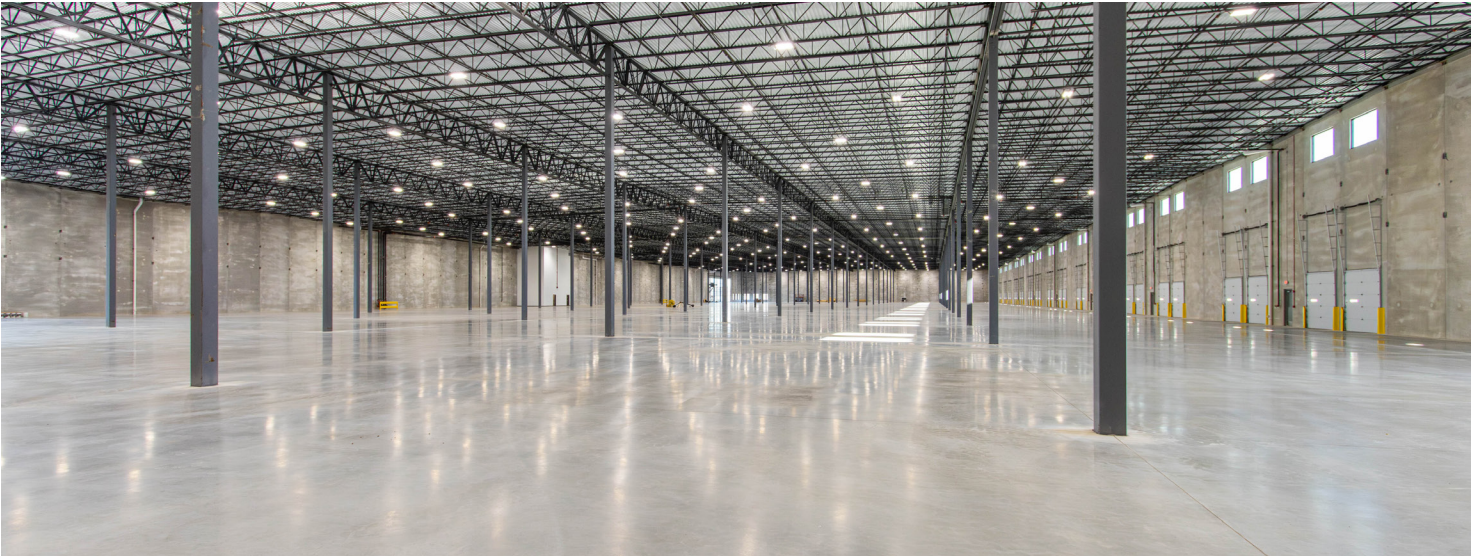


FIGURE 2.3



Construction
Status

Complete





Construction
Status

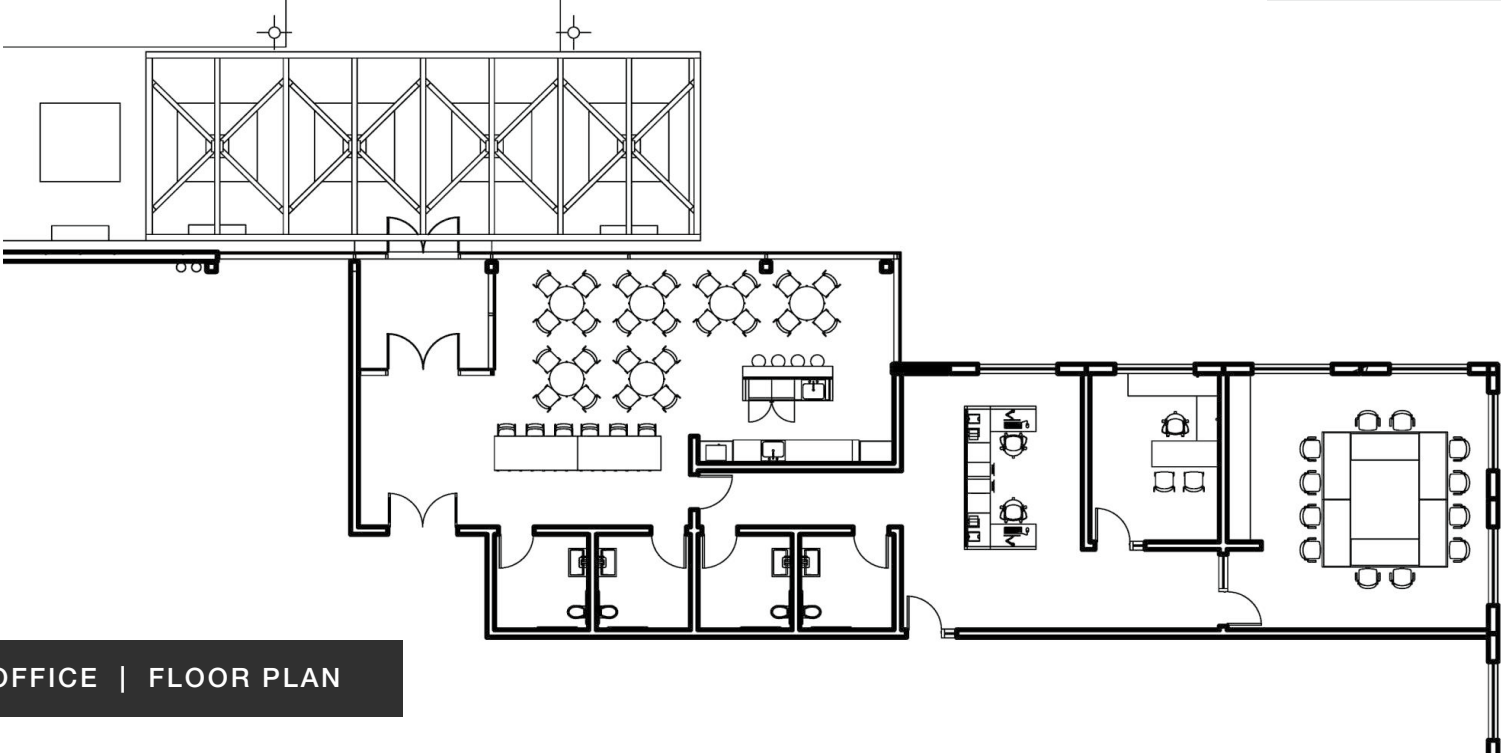
Complete



2,623 SF

Conceptual
One-Story Office Plan

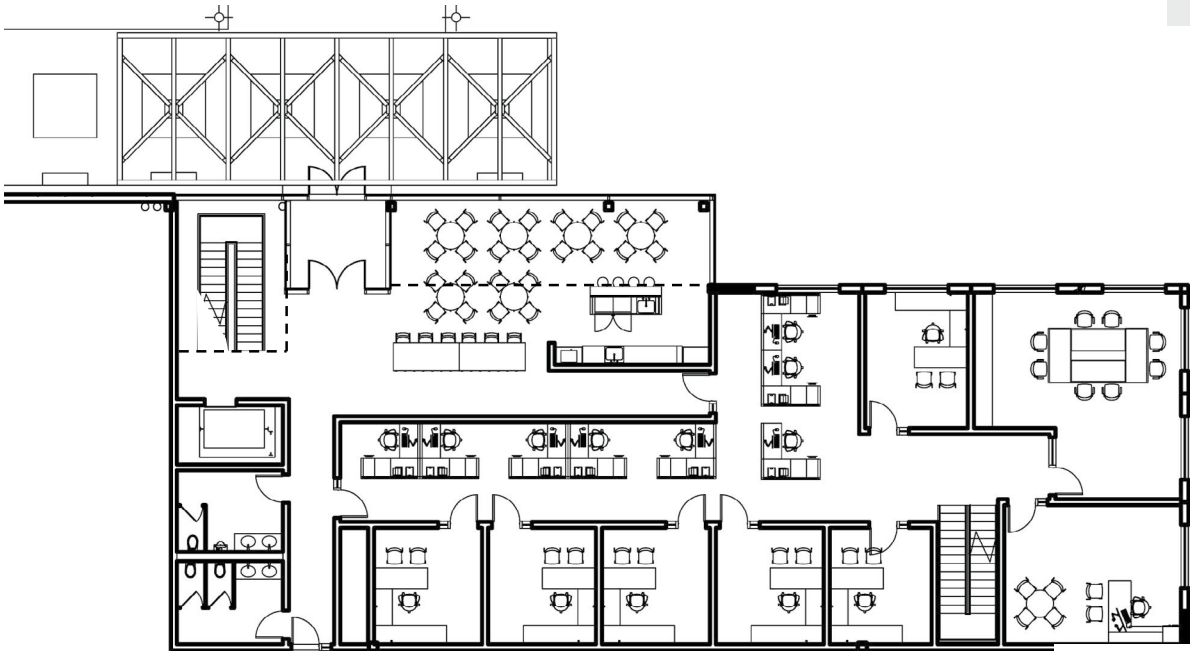
ONE-STORY OFFICE | RENDERINGS



ONE-STORY OFFICE | FLOOR PLAN

9,083 SF (Total)
Conceptual
Two-Story Office Plan

TWO-STORY OFFICE | RENDERINGS

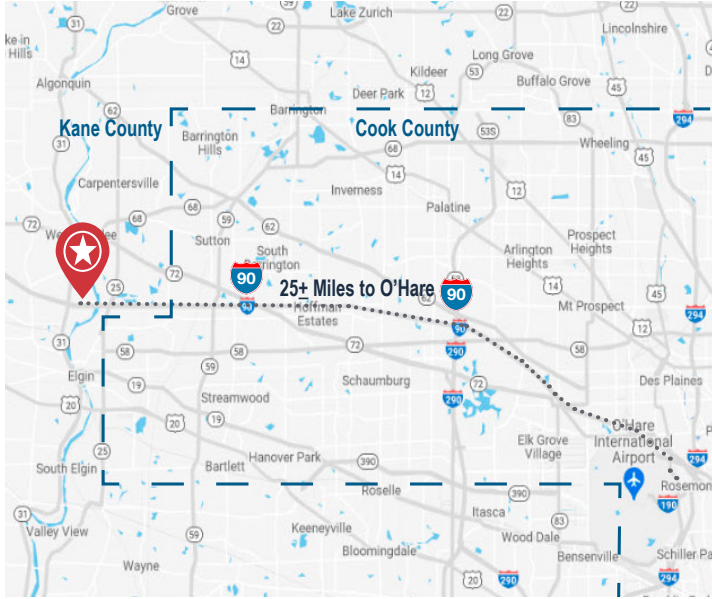


TWO-STORY OFFICE | FLOOR PLAN

TDC I-90 LOGISTICS CENTER | WEST DUNDEE, IL | LEASE OPPORTUNITY

PREMIUM ACCESS TO O'HARE INTERNATIONAL AIRPORT & THE CHICAGO METROPOLITAN AREA

TDC I-90 LOGISTICS CENTER is located in a corporate campus setting less than a mile to full interchange at route 31 and I-90



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60 TRAILER STALLS



QUICK I-90 ACCESS
VIA ROUTE 31



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