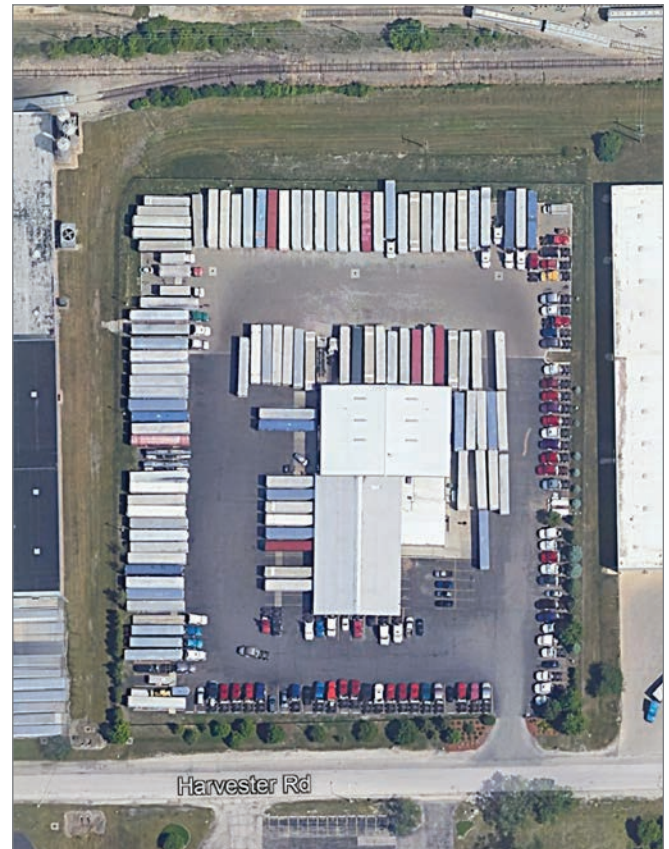


AVAILABLE FOR LEASE
1401 HARVESTER ROAD
WEST CHICAGO, IL 60185



BUILDING SPECIFICATIONS:

BUILDING SIZE:	±23,000 SF
OFFICE:	±2,025 SF (to be confirmed)
SITE SIZE:	5.96 acres
CLEAR HEIGHT:	14'-20'
LOADING:	<ul style="list-style-type: none">› 9 exterior loading docks (expandable)› 3 drive-through bays
ZONING:	M (Manufacturing District)
COUNTY:	DuPage
2020 TAXES:	\$53,786
POSSESSION DATE:	August 1, 2022
LEASE RATE:	Subject to Offer
COMMENTS:	<ul style="list-style-type: none">› Functional transportation & logistics property› ± 10,000 SF service/maintenance facility with three (3) drive-through-bays built in 2018› ± 10,000 SF terminal with 9 dock positions (expandable to cross-dock)› ± 2,025 SF of recently renovated office space› Secure parking lot with abundant parking for trailers and automobiles› Fully paved site› Ideal site for outside storage<ul style="list-style-type: none">› Truck/trailer maintenance and yard› Equipment rental and sales› Contractor supply facility› Proximity to DuPage Airport, Union Pacific Intermodal Yard, Route 64, 59, 38 and interchanges at Kirk Road and Route 59

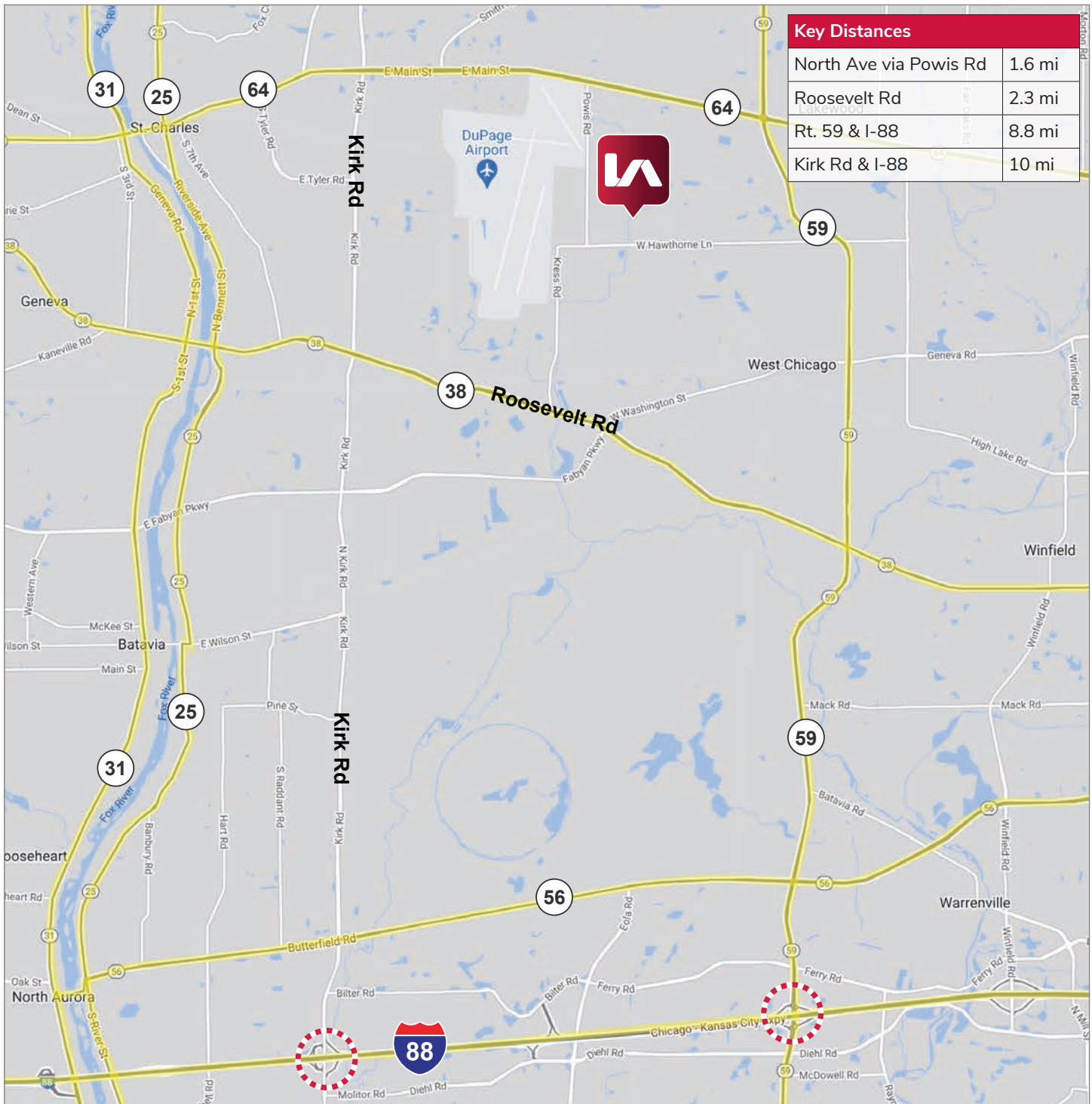


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