



## AVAILABLE NEW CONSTRUCTION – 156,177 SF

1501 Mittel Blvd., Wood Dale, IL

### Contact us:

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Colliers

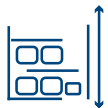
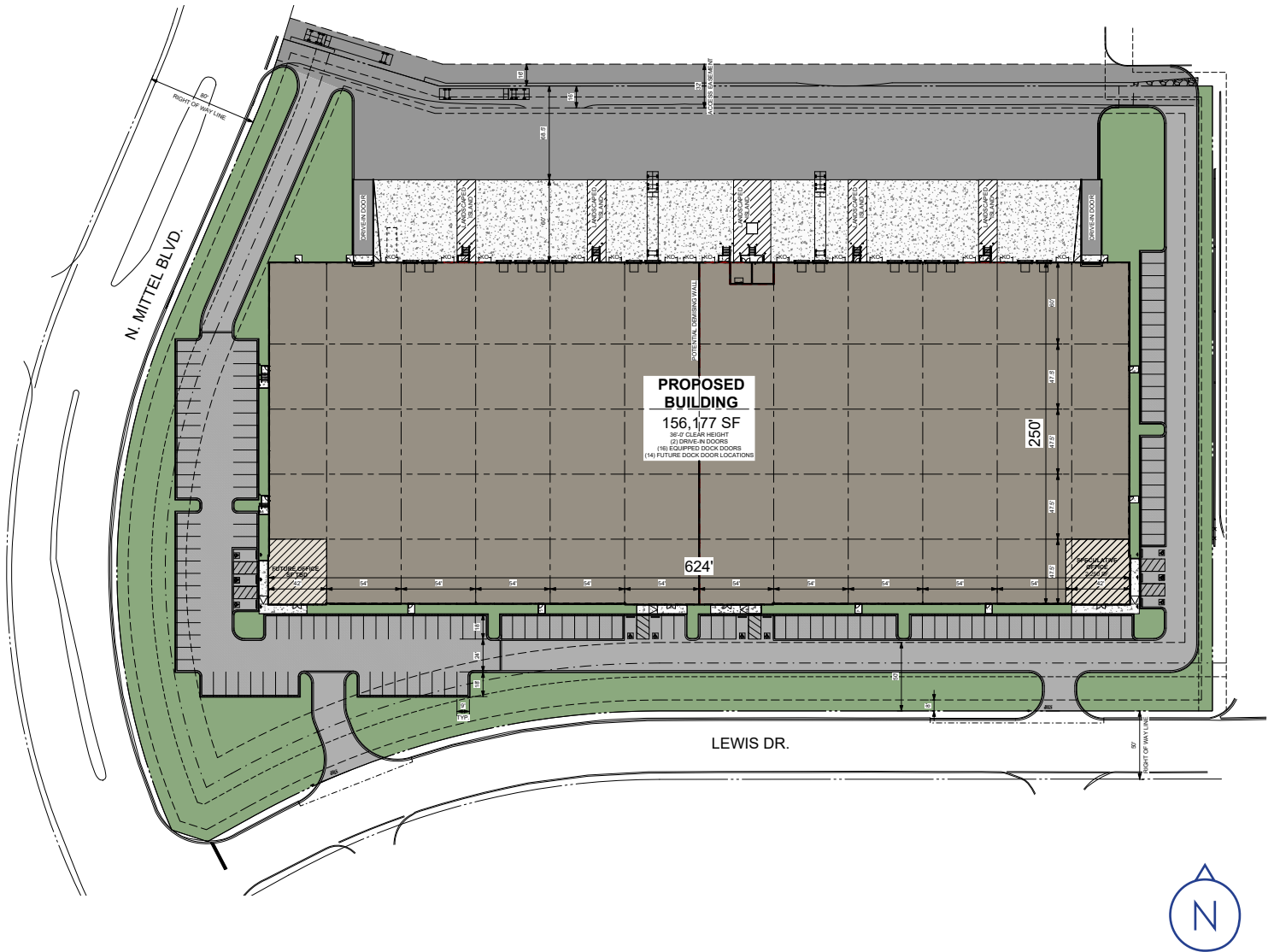
6250 N. River Rd. | Suite 11-100

Rosemont, IL 60018

www.colliers.com/chicago

### Property Highlights

- Available Size: 156,177 SF (divisible)
- Site Size: 8.2 acres
- Office Size: To suit, spec office available
- Ceiling Height: 36' clear
- Loading: 16 exterior docks (expandable to 30), 2 drive-in doors
- Car Parking: 155 spaces
- Sprinkler System: ESFR
- Sale Price: Subject to Offer
- Lease Rate: Subject to Offer
- Available Q2 2027
- Excellent location, near York Road and Route 83
- Easy access to I-90, I-290, I-355
- Minutes from O'Hare International Airport
- Low DuPage County taxes



**36' CLEAR HEIGHT**



**155 CAR PARKING**



**OFFICE TO SUIT**



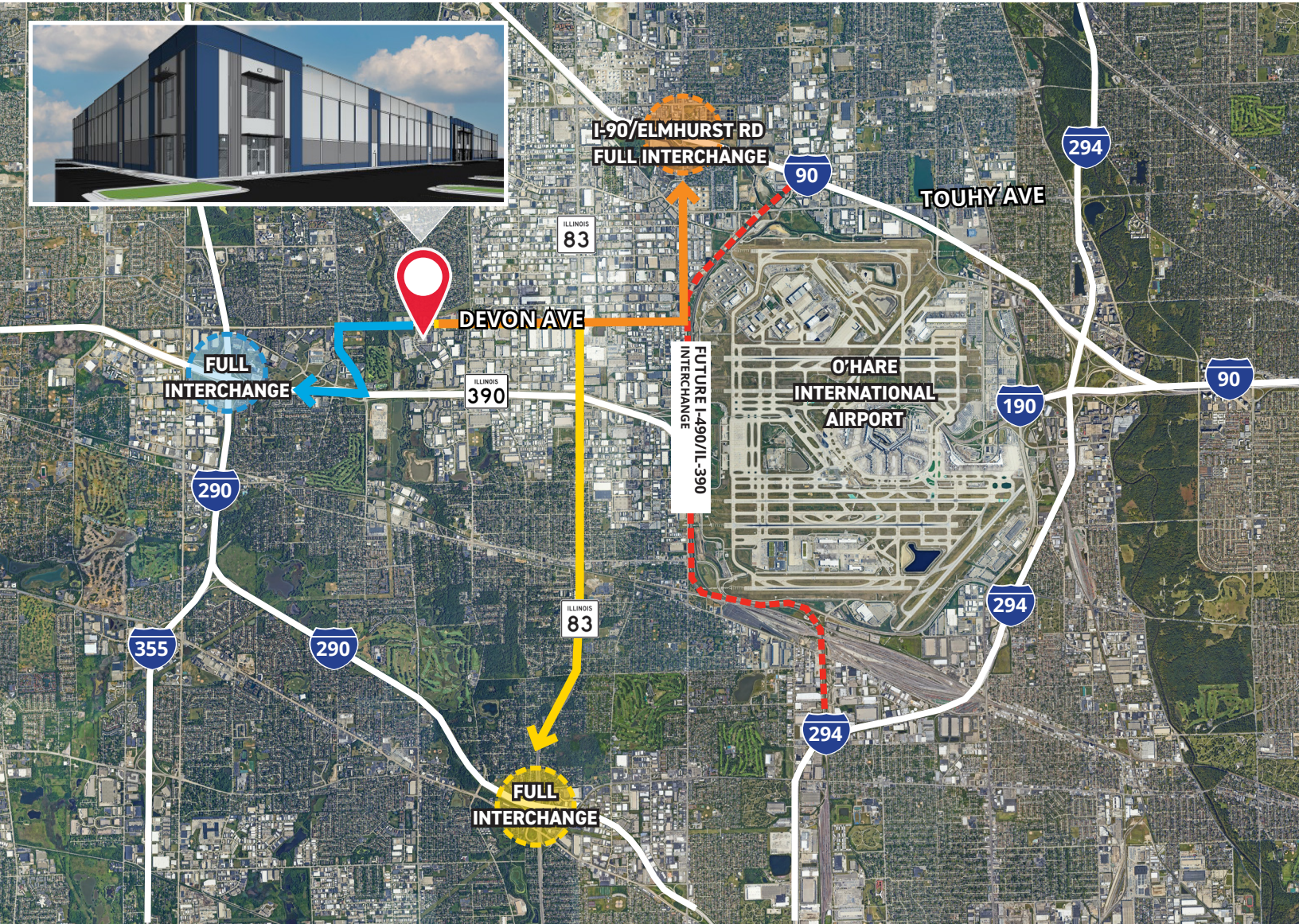
**16 EXTERIOR DOCKS**  
(expandable to 30)  
**2 DRIVE-IN DOORS**

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