

HIGH-END FLEX / OFFICE-WAREHOUSE SPACE

151 Covington Drive, Bloomingdale, IL



MODIFIED GROSS – NO CAM OR PROPERTY TAXES

Premium flex space combining high-quality office buildout with functional warehouse capabilities. The 3,650 SF suite includes approximately 2,200 SF of office space and 1,450 SF of warehouse, featuring a 17' clear height and oversized drive-in door. Ideal for tech, showroom, light industrial, or service businesses seeking a professional image with operational efficiency.



Total Size	3,650 SF
Office	~2,200 SF
Warehouse	~1,450 SF
Clear Height	17 FT
Drive-In Door	12' x 12'
Power	200A, 3-Phase
Parking	5 Reserved Rear Spaces
Condition	Excellent

KEY FEATURES

- Full office build-out with reception & conference room
- Two private restrooms
- Large mezzanine for additional office/storage

- Abundant natural light via perimeter windows (no skylights)
- Air conditioning + central heating
- Security system & controlled access
- 24-hour access

LOCATION ADVANTAGES

- Immediate access to I-355, I-290, Elgin-O'Hare Expressway
- Minutes to O'Hare International Airport
- Located in established Bloomingdale flex/industrial corridor