

1001 Foster Ave

INDUSTRIAL BUILDING FOR LEASE

1001 Foster Ave, Bensenville, IL 60106

[Property Website](#)

**LEASE RATE
REDUCTION!**

±81,084 SF
(Divisible)

A/C in
Warehouse

Heavy
Parking

Excellent
Loading Access



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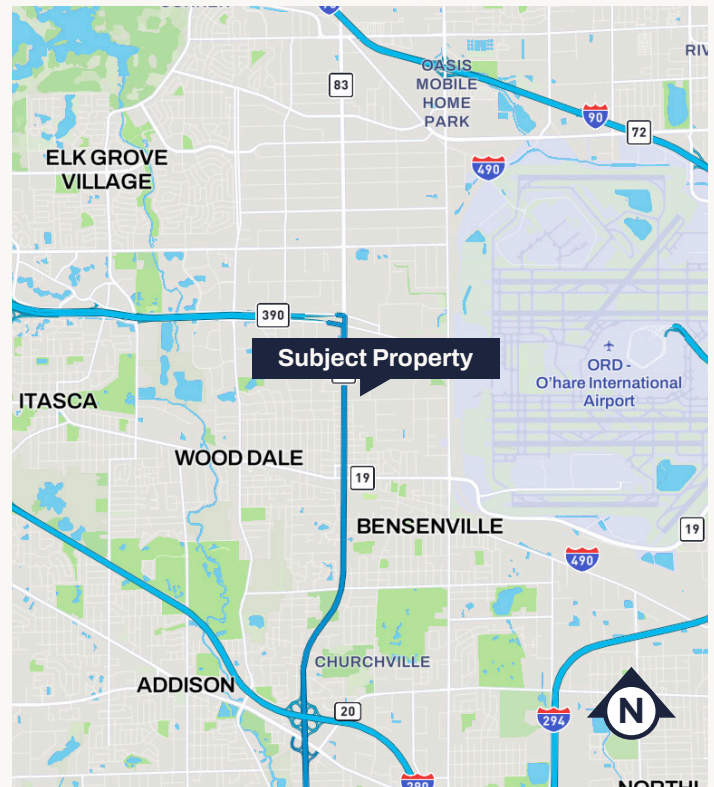
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Property Highlights

- Divisible to ±30,000 SF with 2 docks and 1 DID
- Recently upgraded office
- Heavy parking (recently expanded parking lot)
- Abundant power
- Hard-to-find standalone facility in DuPage County
- Immediate access to Rt. 83 and major expressways
- Close proximity to O'Hare
- Low DuPage County taxes



BUILDING SIZE:	±81,084 SF
LAND AREA:	±3.82 AC
DIVISIBLE TO:	±30,000 SF
OFFICE SIZE:	±4,000 SF
CEILING HEIGHT:	22 FT
LOADING:	2 EXT / 2 INT / 3 DID
POWER:	1200A / 480V
PARKING:	±169 SPACES
SPRINKLERS:	ESFR
YEAR BUILT:	1970 / RENOVATED 2016
CONSTRUCTION:	MASONRY/STEEL
INS:	\$0.25 PSF (2026 EST.)
RET:	\$1.88 PSF (2026 EST.)
LEASE RATE:	\$9.99 PSF MG



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RENOVATED CONFERENCE ROOM



RENOVATED BREAK ROOM



WAREHOUSE FLOOR



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WAREHOUSE FLOOR



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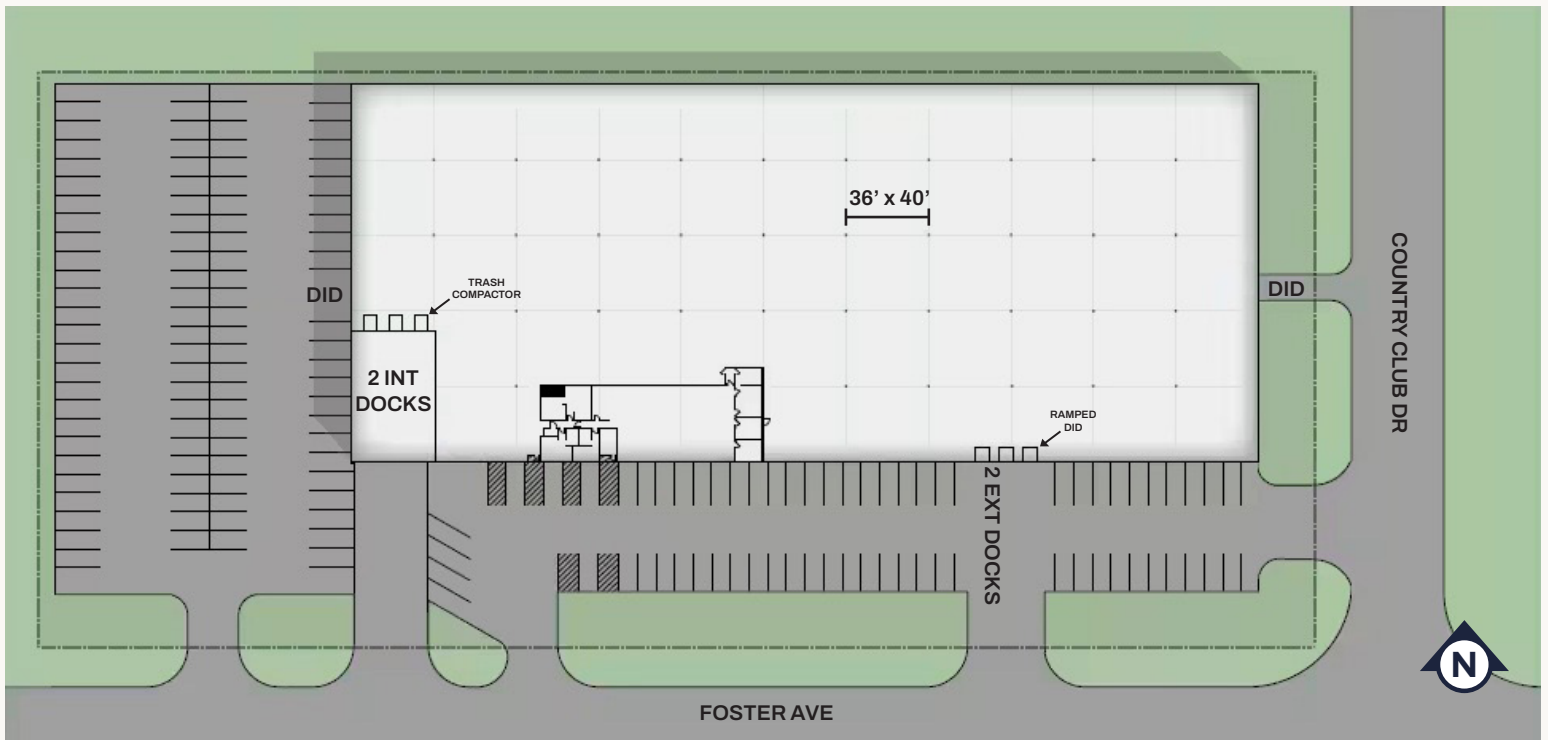
NEW PARKING EXTENSION

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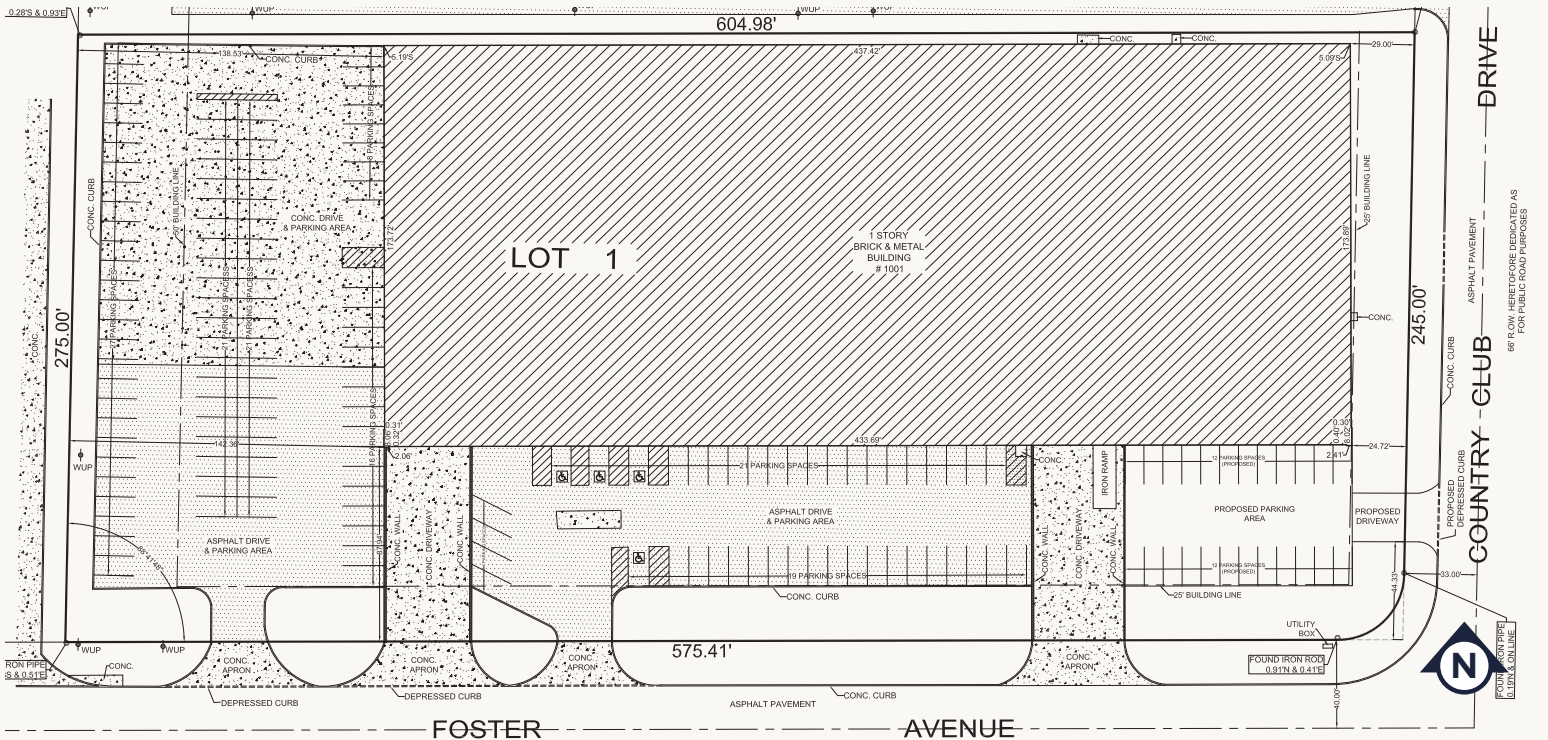
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SITE MAP



PLAT OF SURVEY



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