

FS BUSINESS CENTER

856 COUNTY LINE ROAD, BENSENVILLE, IL 60148

INDUSTRIAL FOR LEASE WITH TRAILER PARKING



OFFERING SUMMARY

Building Area:	6,761 - 14,085 SF
Office SF:	~400 - 800 SF To Suit
Delivery:	Shell is Complete. Office and Demising Walls to Suit
Column Spacing:	29' 1 1/2" x 31' 5 5/8"
Zoning:	I-1 Light Industrial (Bensenville)
Ceiling Height:	28' Clear
Loading:	4 Total Docks 4 Total Drive-in Doors, Expandable
Total Building Power:	2,000 AMPS, 480 Volts, Expandable
Lighting:	LED
Floors:	8" Concrete
Sprinklers:	ESFR
Parking:	~1/1,000 SF
Truck Parking:	+/- 8 Trailers (Total Building)
Taxes & OPEX:	Estimated to be \$2.50 PSF Combined
Lease Rate:	\$17 PSF (NNN)

PROPERTY HIGHLIGHTS

- Low DuPage County Taxes
- Rare multi-tenant building in sought after Bensenville
- Less than 10 Minutes to I-294, I-290, I-390

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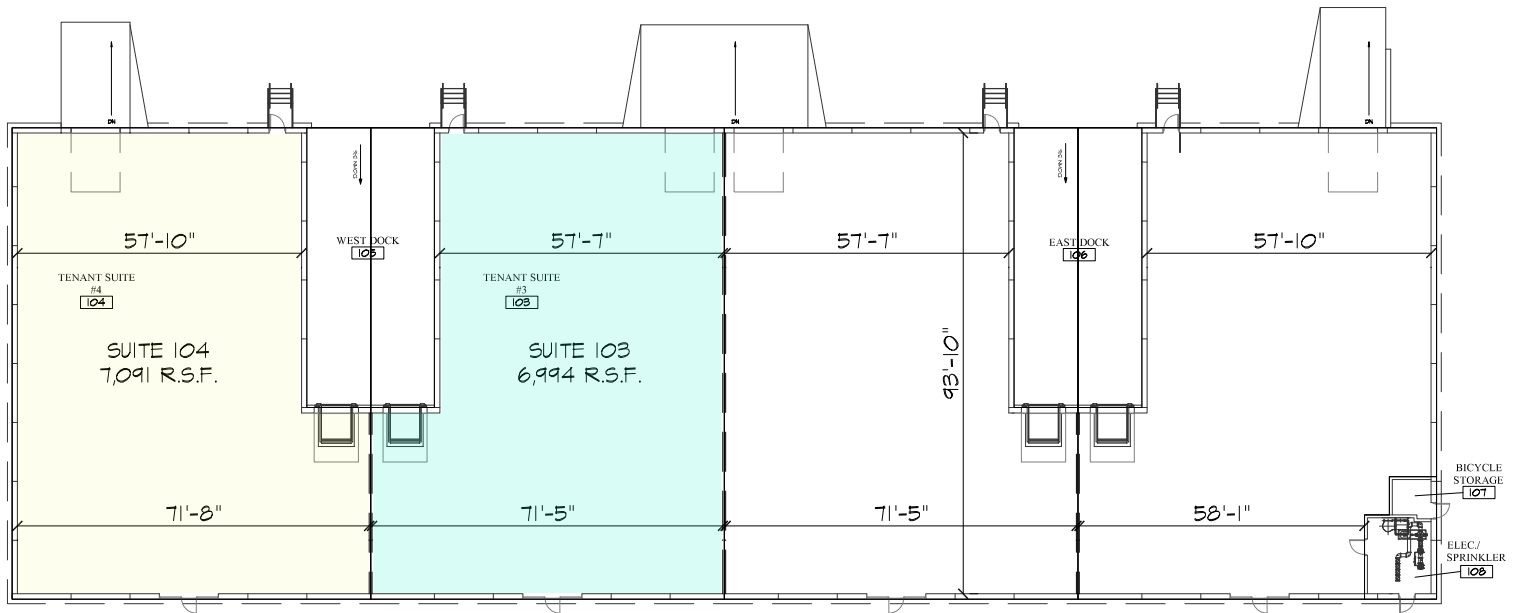
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MULTI-TENANT INDUSTRIAL BUILDING



TOTAL BUILDING - 27,840 S.F.

SPACE	LEASE RATE	SIZE (SF)	OFFICE SF (%) TO SUITE	LOADING	PARKING
SUITE 3	\$15-17 PSF (NNN)	6,994 SF	400 SF (6%)	1 Dock, 1 Drive-In Door	2 Trailer Parking Spots
SUITE 4	\$15-17 PSF (NNN)	7,091 SF	400 SF (6%)	1 Dock, 1 Drive-In Door	2 Trailer Parking Spots
HALF BUILDING	\$15-17 PSF (NNN)	14,085 SF	800 SF (6%)	2 Docks, 2 Drive-In Doors	4 Trailer Parking Spots

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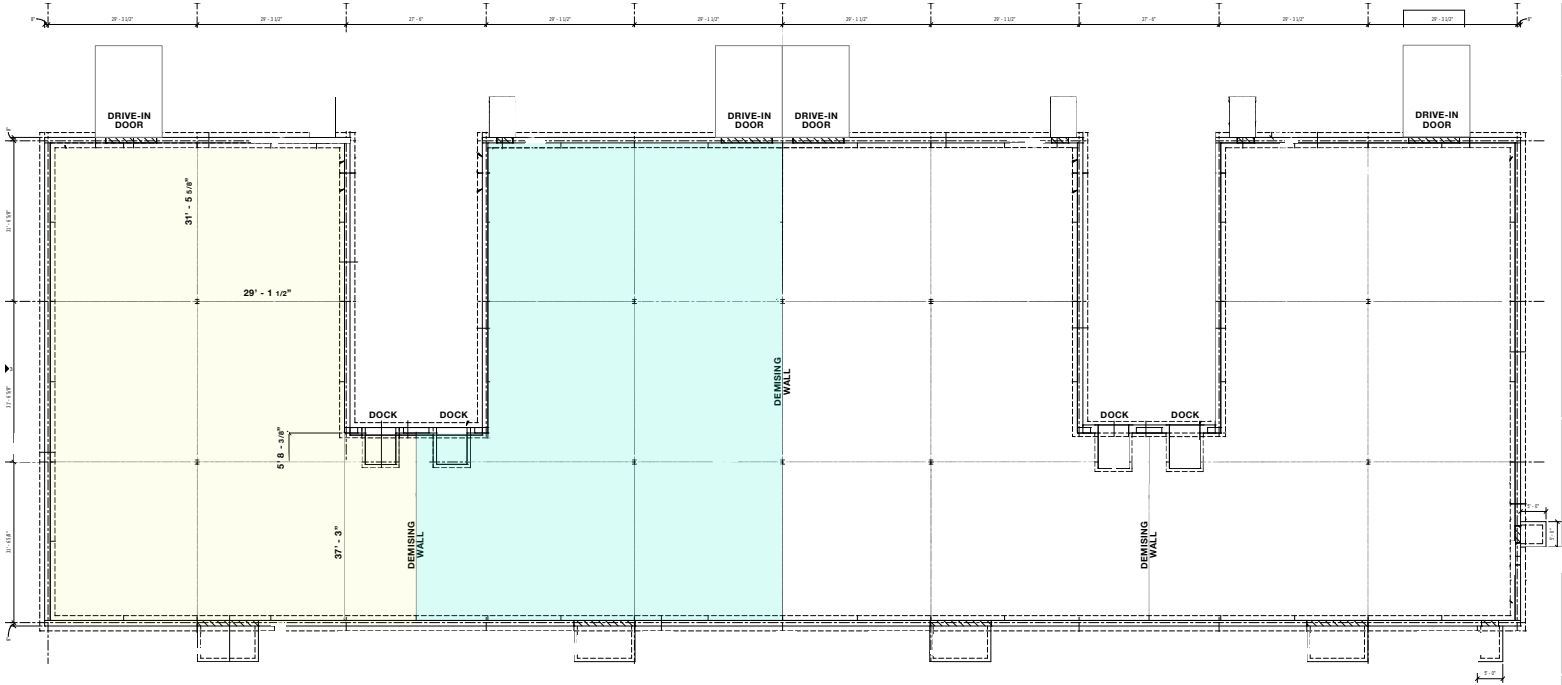


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SHELL BUILDING RENDERINGS & DIMENSIONS



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LOCATION MAPS



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