

For Lease  
O'Hare/DuPage  
County

144,704 SF  
Ideal For Multiple  
Industrial Uses

700 Golf Lane  
Bensenville, Illinois 60181

#### PROPERTY HIGHLIGHTS

Prime Industrial Opportunity: Free-Standing 144,704 SF building.  
Trailer parking for +/- 20 trailers. Excellent loading with, 14 docks,  
9 exterior docks & 5 interior docks and 4 drive-in doors.



10,800 SF OFFICE



85 CAR PARKING  
20 TRAILER PARKING



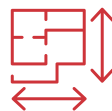
25' CLEAR HEIGHT



POWER 1,200 Amps  
(1,000A / 480V)  
(200A / 240V)



5 INTERIOR DOCKS  
9 EXTERIOR DOORS  
4 DRIVE-IN DOORS



7.2 ACRES

#### Contact

Mark Baumhart CCIM

Direct: 630 691 0550

Mobile: 847 791 5180

mbaumhart@hiffman.com

One Oakbrook Terrace  
Suite 400  
Oakbrook Terrace, Illinois 60181  
+1 630 932 1234

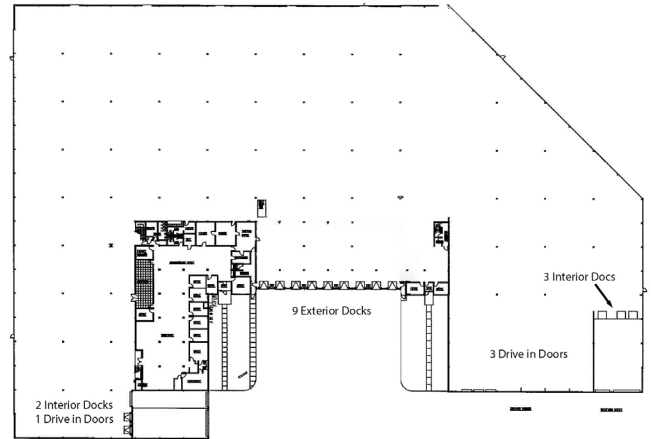
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

# AVAILABLE

144,704 SF

|                     |  |
|---------------------|--|
| Building SF:        | 144,704 SF                                 |
| Office SF:          | +/- 10,000 SF                              |
| Loading:            | 14 dock doors<br>(9 exterior & 5 interior) |
| DID:                | 4  |
| Trailer Parking:    | Use +/- 20 Trailer                         |
| Ceiling:            | 25'  |
| Sprinkler:          | Class IV                                   |
| Real Estate Taxes:  | \$1.30                                     |
| Property Insurance: | \$0.25                                     |
| Net Rent:           | Subject to lease term, TI, etc.            |

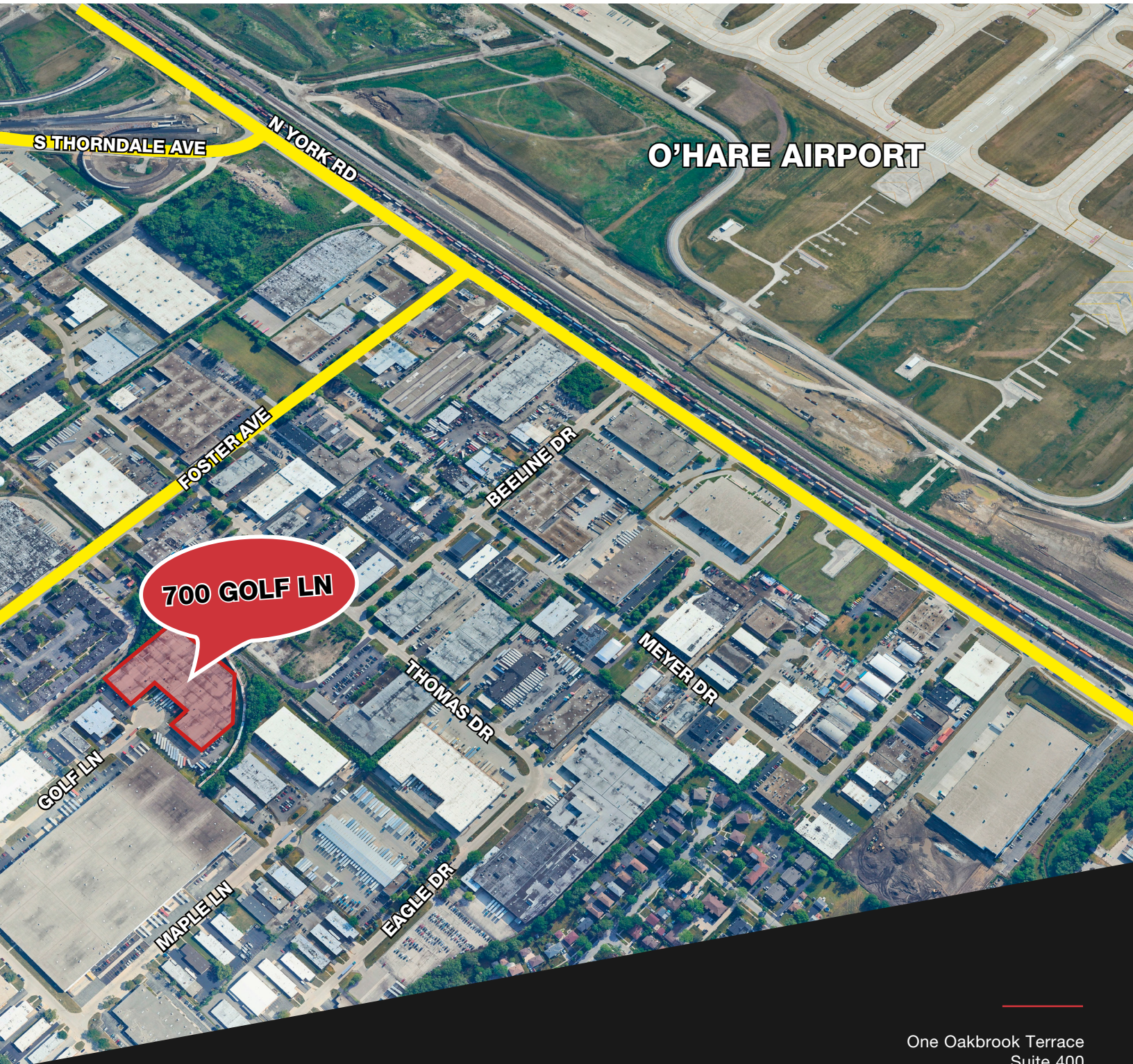
**Comments:** Free-standing building located at end of a Cul-de sac, outstanding loading and trailer parking. Close proximity to O'Hare Airport and access to I-355, I-90, I-294  
20,000 SF mezzanine ideal for storage not included in total SF.



One Oakbrook Terrace  
Suite 400  
Oakbrook Terrace, Illinois 60181  
+1 630 932 1234



## LOCATION

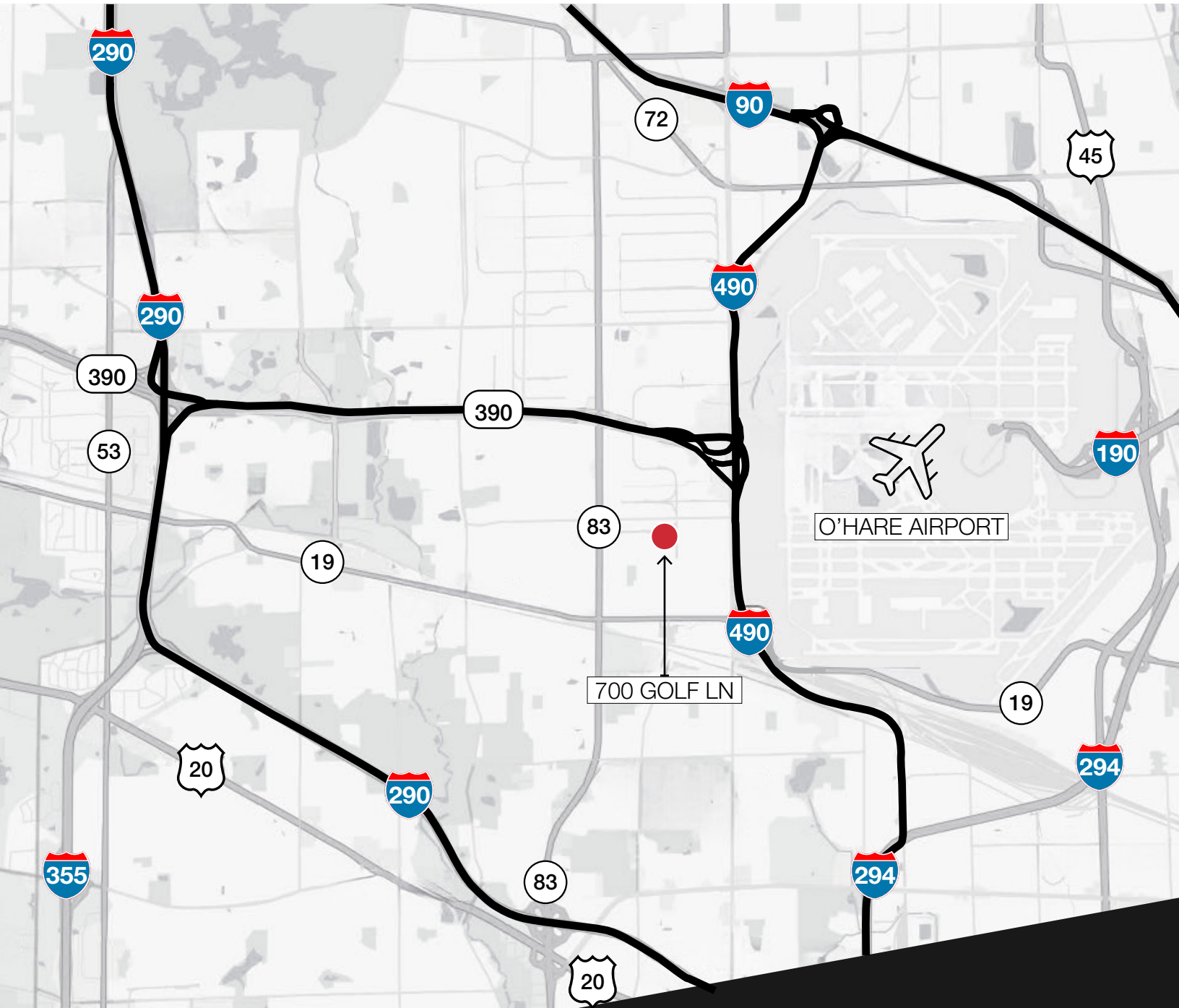


One Oakbrook Terrace  
Suite 400  
Oakbrook Terrace, Illinois 60181  
+1 630 932 1234





## FUTURE SITE ACCESS



One Oakbrook Terrace  
Suite 400  
Oakbrook Terrace, Illinois 60181  
+1 630 932 1234