

16,523 SF Industrial Space Available

CORNERSTONE **BUSINESS** PARK

📍 BENSENVILLE, IL

✈️ O'HARE AIRPORT ➔

ILLINOIS
390

16,523 SF AVAILABLE

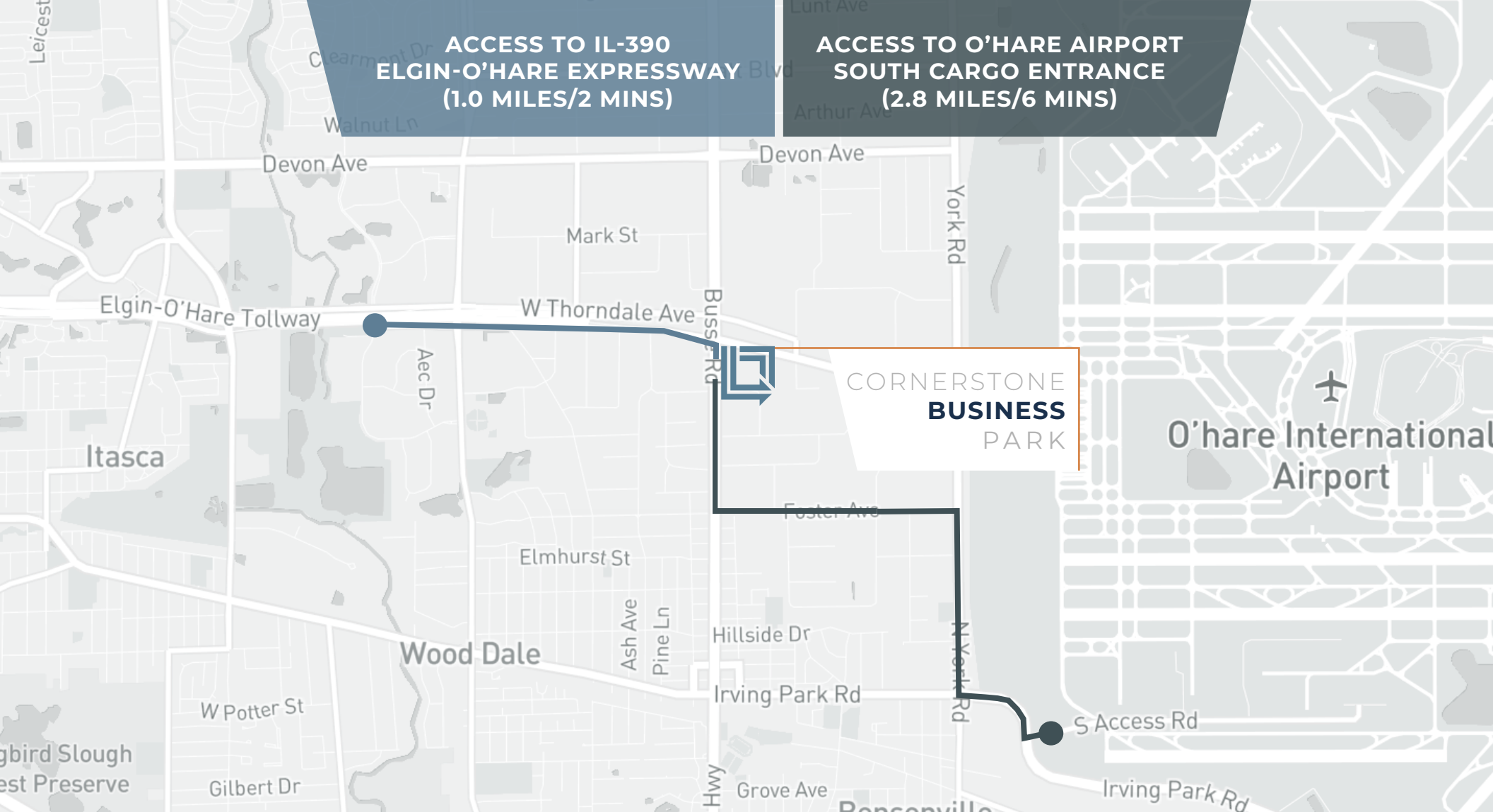
1120 THORNDALE AVENUE

LBA Logistics 

CBRE

**ACCESS TO IL-390
ELGIN-O'HARE EXPRESSWAY
(1.0 MILES/2 MINS)**

**ACCESS TO O'HARE AIRPORT
SOUTH CARGO ENTRANCE
(2.8 MILES/6 MINS)**



HIGHLIGHTS



Direct access to major thoroughfares, including IL-390, IL-Rte 83/Busse Road and Thorndale Avenue



DuPage County taxes



Quick access to South Cargo Entrance at O'Hare Airport, I-90 and I-290



Signage/exposure opportunities along IL-Rte 83/Busse Road

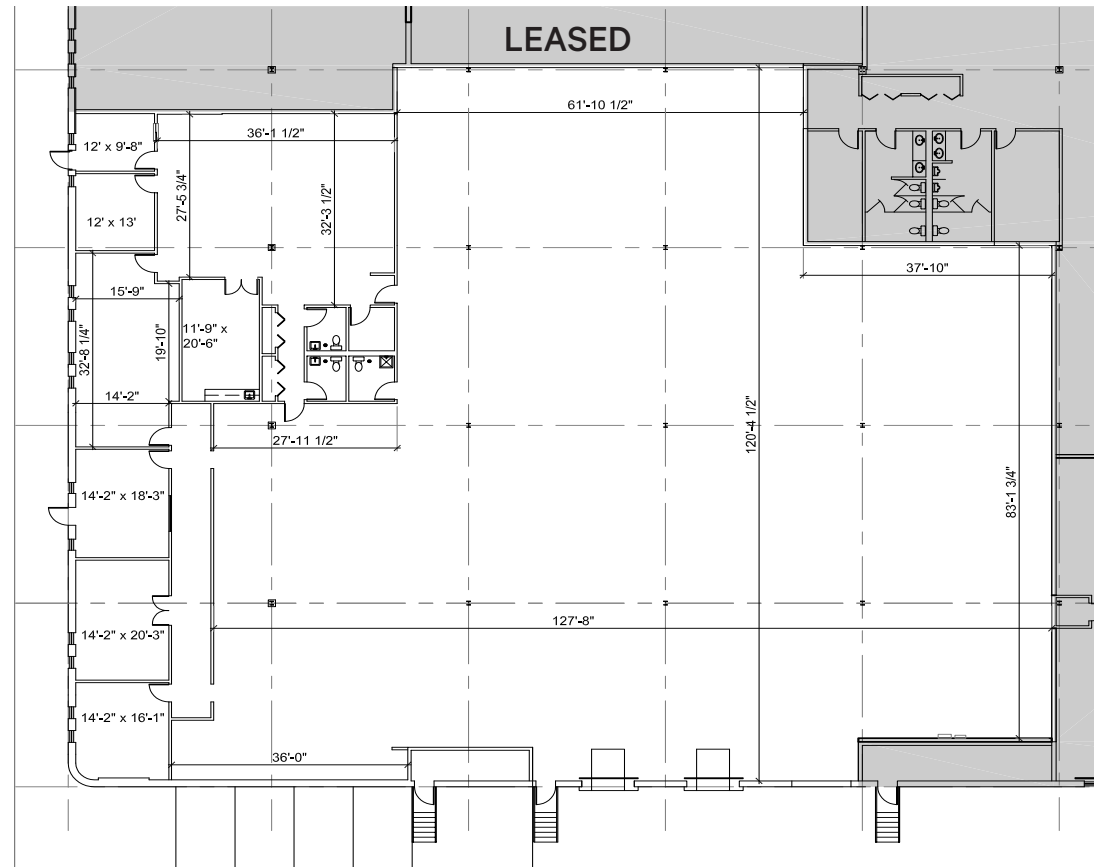


Institutionally owned and managed facility

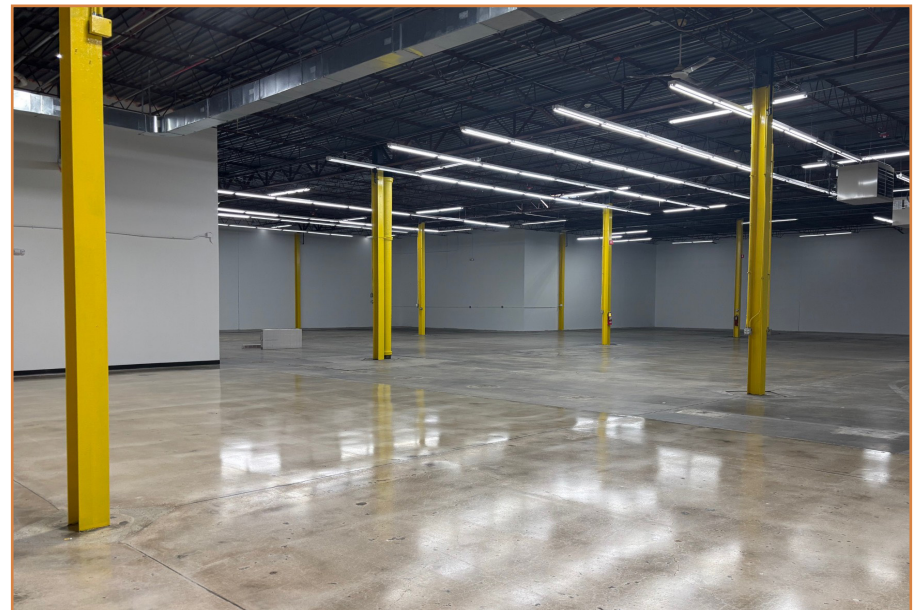
1120 THORNDALE AVENUE

PROPERTY SPECS

BUILDING SIZE	69,537 SF
AVAILABLE SIZE	16,523 SF
OFFICE SIZE	3,910 SF
LOADING	1 exterior dock 1 ramped drive-in door
CEILING HEIGHT	16'
SPRINKLER	Wet system
REAL ESTATE TAXES	\$2.75 PSF (payable 2025)
CAM/MGMT FEE	\$1.35 PSF
INSURANCE	\$0.10 PSF
ASKING LEASE RATE	Subject to offer
DATE AVAILABLE	Immediately



1120 THORNDALE AVENUE MAKE -READY IMPROVEMENTS COMPLETE!



North

O'HARE AIRPORT

ILLINOIS
390

Thorndale Ave.

1120 Thorndale Ave

IL-Rte 83/Busse Rd.

CORNERSTONE
BUSINESS
PARK

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