

1450 Feehanville Drive, Mount Prospect, IL

Available: 68,603 SF



NEW OWNERSHIP - 6B TAX POTENTIAL

FOR LEASE: Headquarters Quality Office/Warehouse

AVAILABLE (UNIT A): 68,603 SF

OFFICE: 3,000 – 8,329 SF or to suit

BUILDING SIZE: 112,290 SF

LOT SIZE: +/- 5.6 acres

LOADING: 5 Interior Docks; 1 DID

BAY SIZES: 40' x 30'

SPRINKLER: Yes

PARKING: ~105 cars (expandable)

AGE: 1986 (renovations in 2024)

CEILING HEIGHT: 24' Clear

ZONING: I1 – Limited Industrial

POWER: 3000 Amps @ 480/277 Volts

REAL ESTATE TAXES: \$1.84 PSF (Estimate w/6B)

CAM: \$0.75 PSF (Estimate) + 3% management fee

LEASE RATE: Subject to Offer

Another Quality Project by:



2024 Improvements include:

- New façade & entrances
- Power upgrade to 3,000 amps
- New office finishes
- New truck docks
- Parking lot improvements
- Lighting upgrades

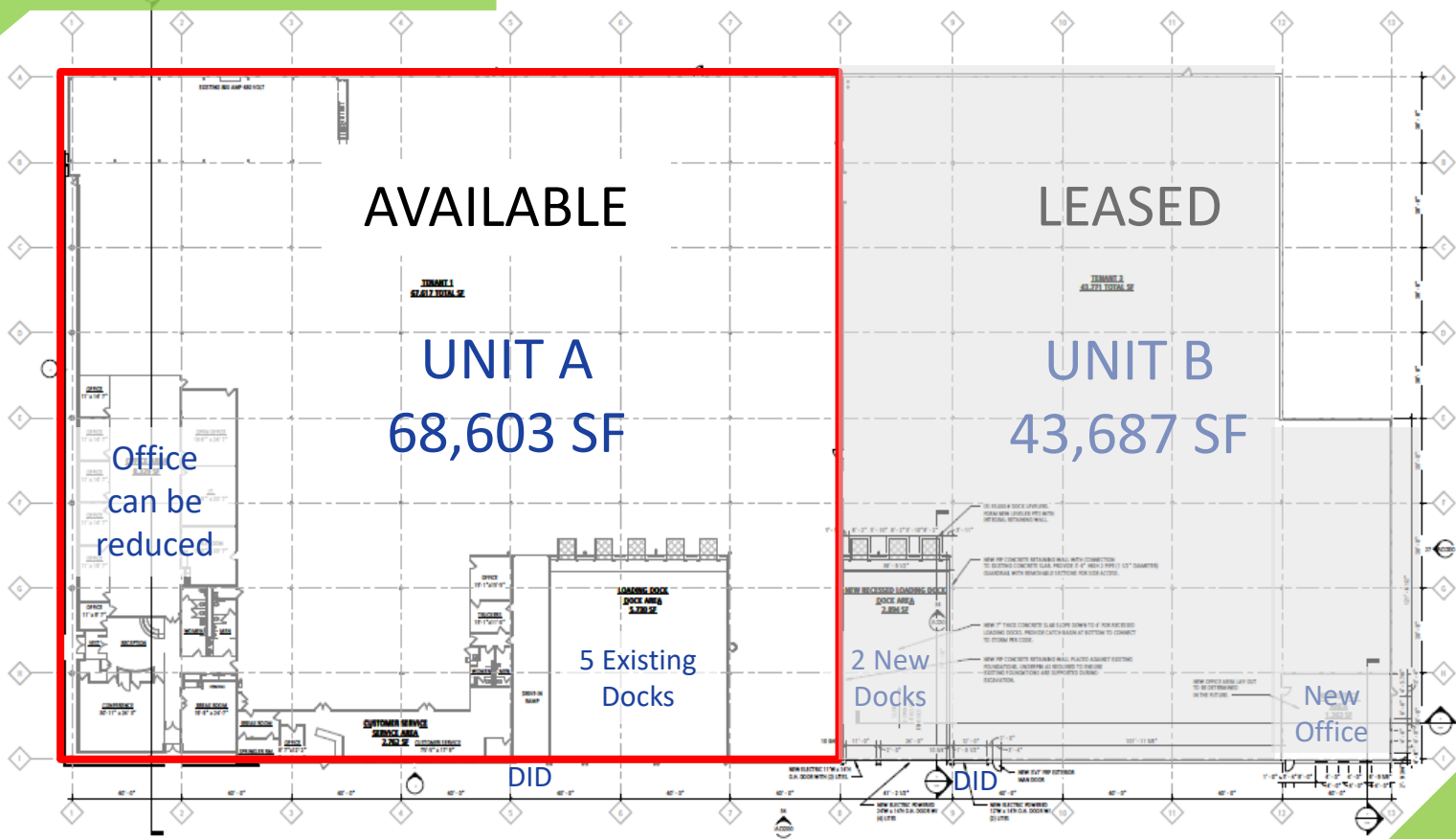
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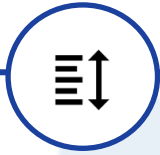
SITE PLAN



Facility Highlights



LOCATED IN
PRESTIGIOUS
KENSINGTON
BUSINESS CENTER



24' CEILING
HEIGHT



CONVENIENT
EXPRESSWAY ACCESS



FUNCTIONAL
WAREHOUSE
LAYOUT



6B
PROPERTY
TAX
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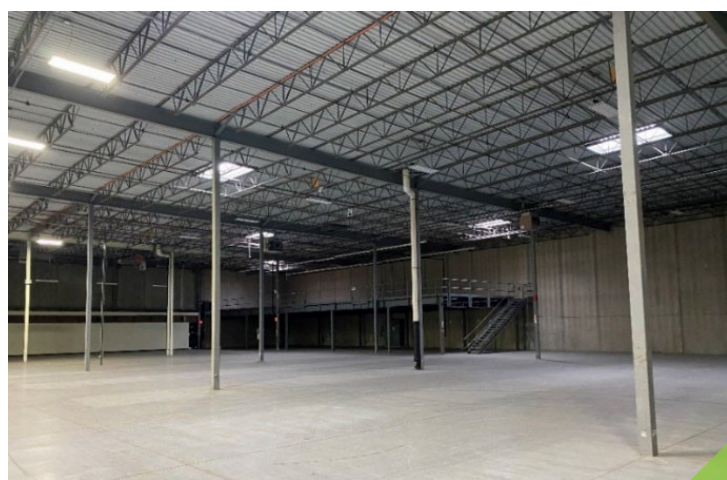
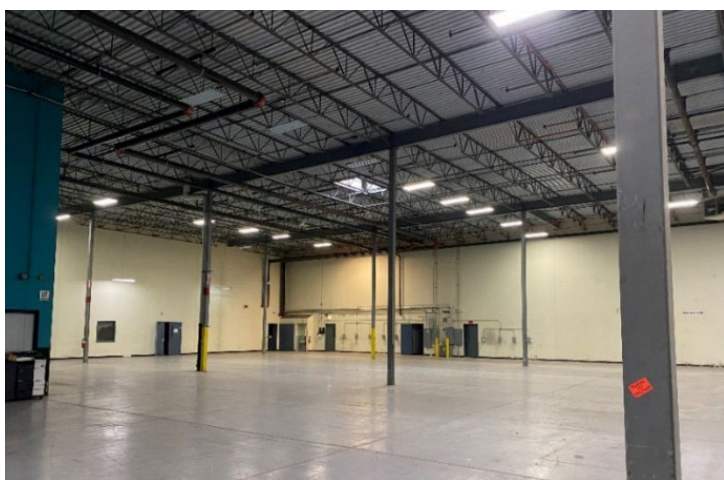
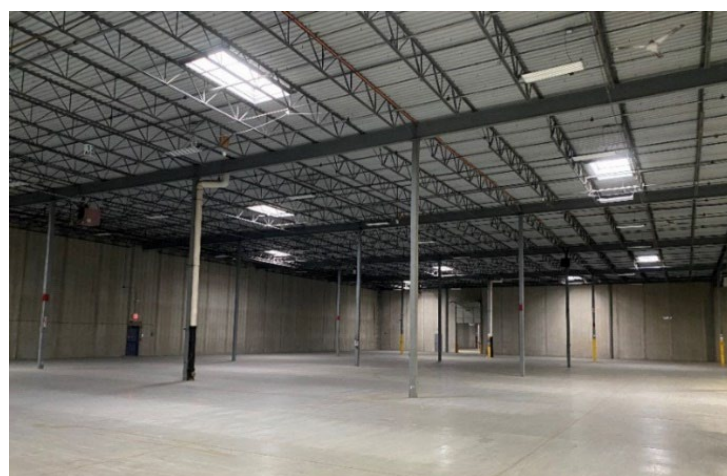
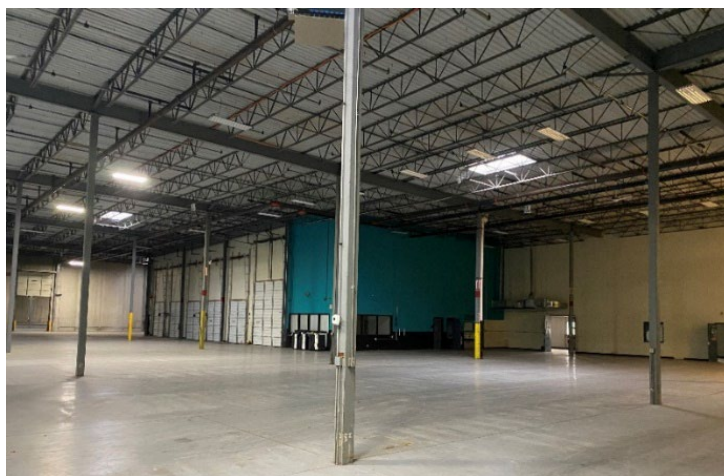
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PHOTOS



Conceptual Rendering



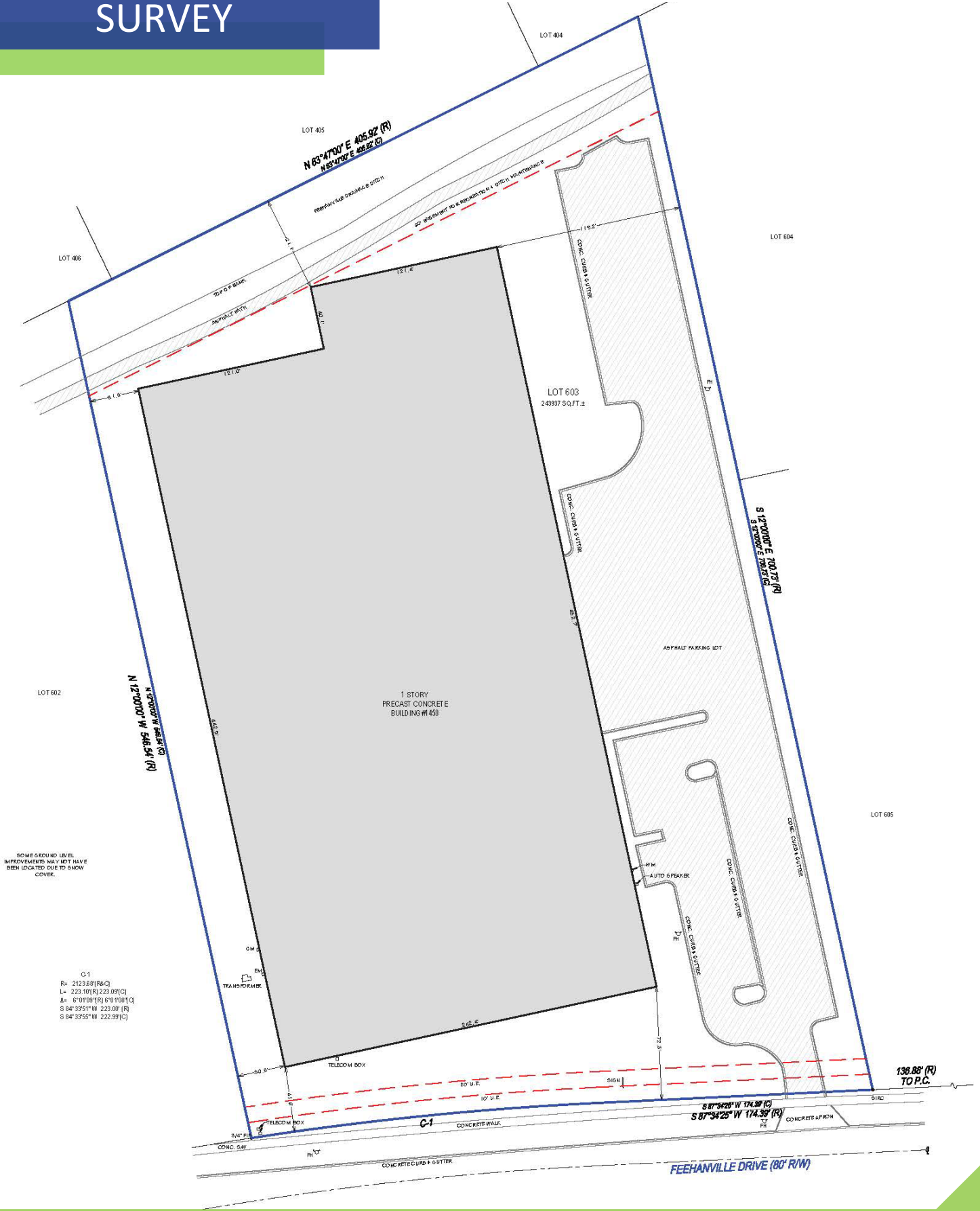
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SURVEY



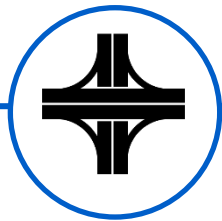
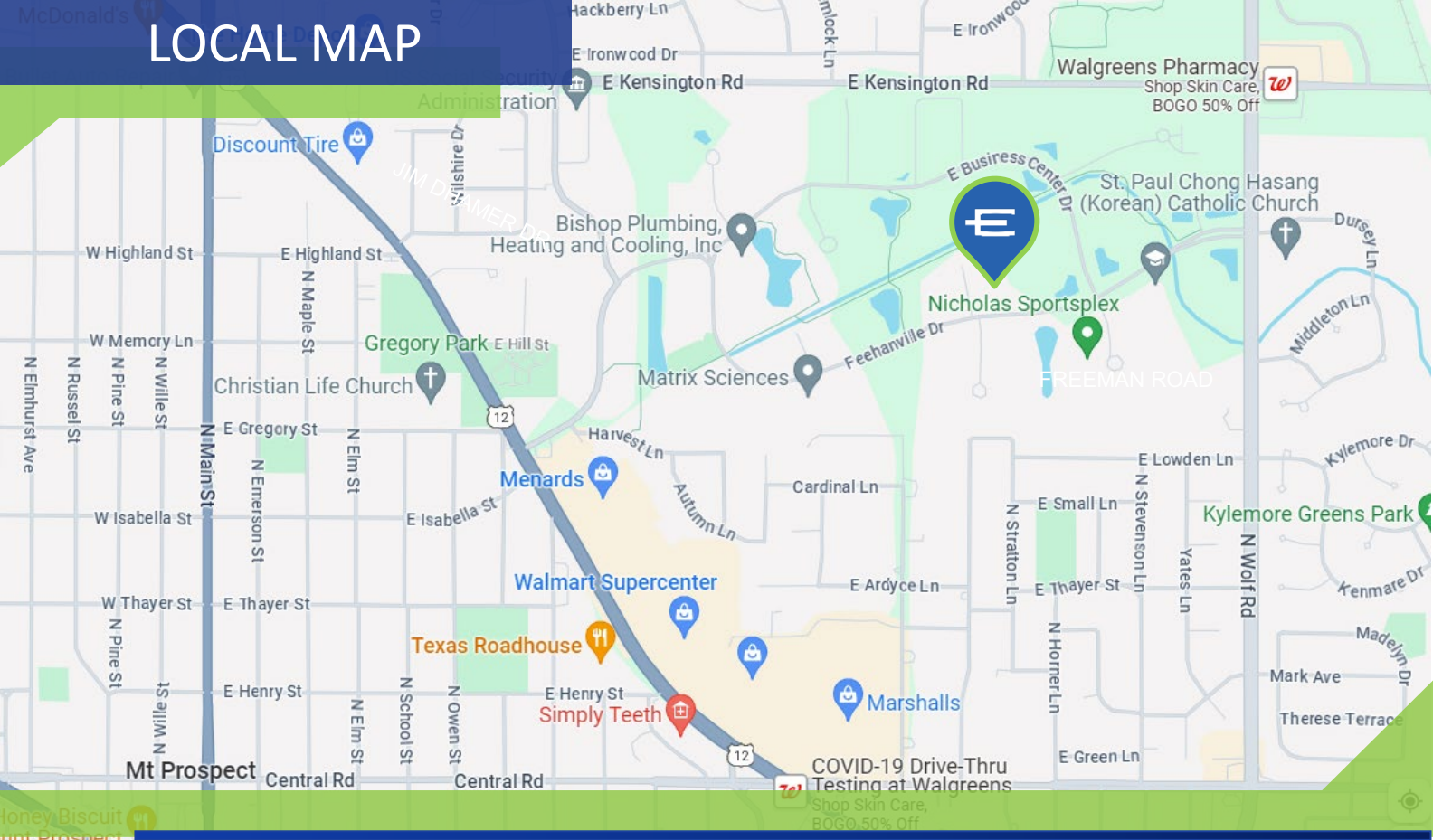
SOME GROUND LEVEL IMPROVEMENTS MAY NOT HAVE BEEN LOCATED DUE TO SNOW COVER.

C-1
 R= 2123.68'(R) 180°
 L= 223.10'(R) 223.09'(C)
 B= 6°01'09\"(R) 6°01'09\"(C)
 S 84°33'51\" W 223.09\" (R)
 S 84°33'55\" W 222.99\" (C)

138.88' (R) TO P.C.

Feehanville Drive (80' R/W)

LOCAL MAP



**Proximate to I-294,
I-90, and I-355**



**Located in Kensington
Business Center**



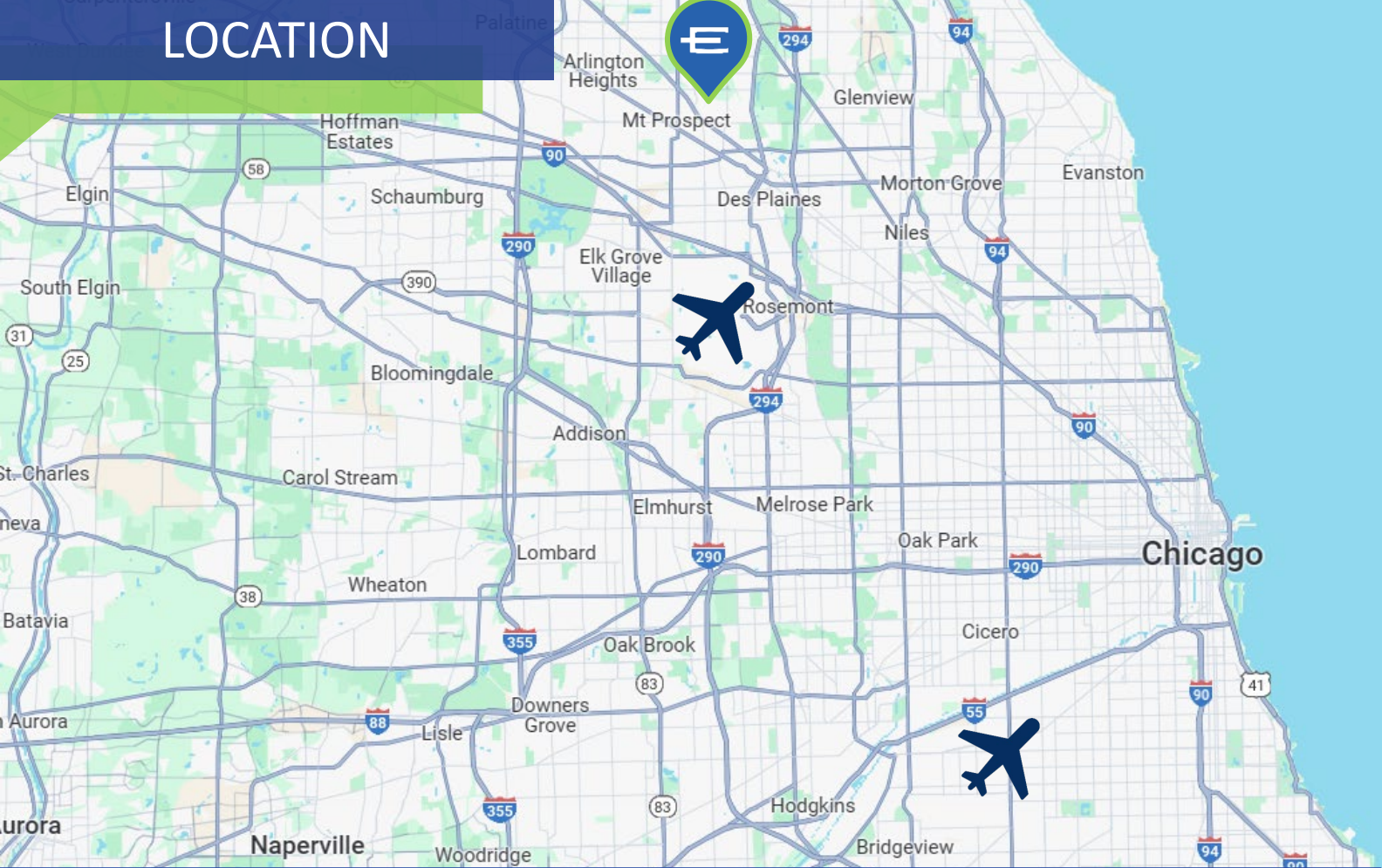
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LOCATION



1450 Feehanville Dr, Mount Prospect, IL

Amenities

Childcare, Hotels, Recreation, Restaurants, Retail



**33 Miles from
Downtown
Chicago**



**10 Miles from
O'Hare Intl
Airport**



**33 Miles from
Midway Intl
Airport**