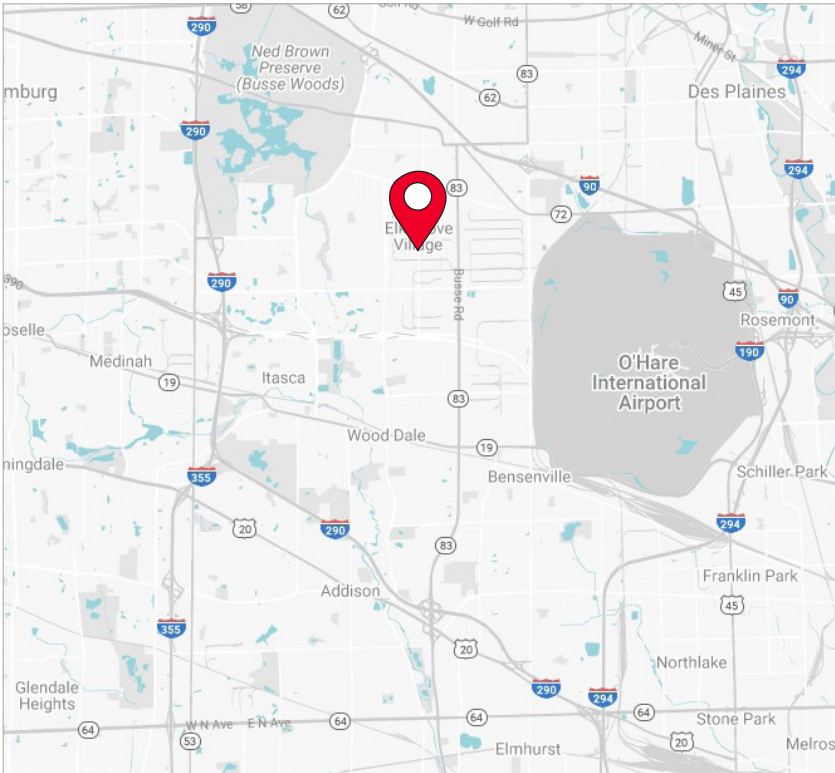


# BRATT DEPOT O'HARE

## 92,690 SF FOR LEASE



### NEW CONSTRUCTION



### PROPERTY HIGHLIGHTS

- Cross Dock Distribution Center
- 2nd story mezzanine to-suit up to 10,000 SF office
- 6.41 acre land site
- 36' clear height
- 26 exterior docks (cross-dock configuration)
- 2 drive-in doors (24' x 14')
- 36 on-site trailer positions
- 104 car parking
- Delivery Q2 2024

For more information, contact:

**Al Caruana**  
Executive Director  
+1 847 720 1326  
al.caruana@cushwake.com

**Britt Casey**  
Vice Chairman  
+1 847 518 3280  
britt.casey@cushwake.com

Cushman & Wakefield of Illinois  
9500 W Bryn Mawr, Suite 600  
Rosemont, IL 60018  
www.cushmanwakefield.com

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

**FOR LEASE - 92,690 SQ. FT.**

# BRATT DEPOT O'HARE

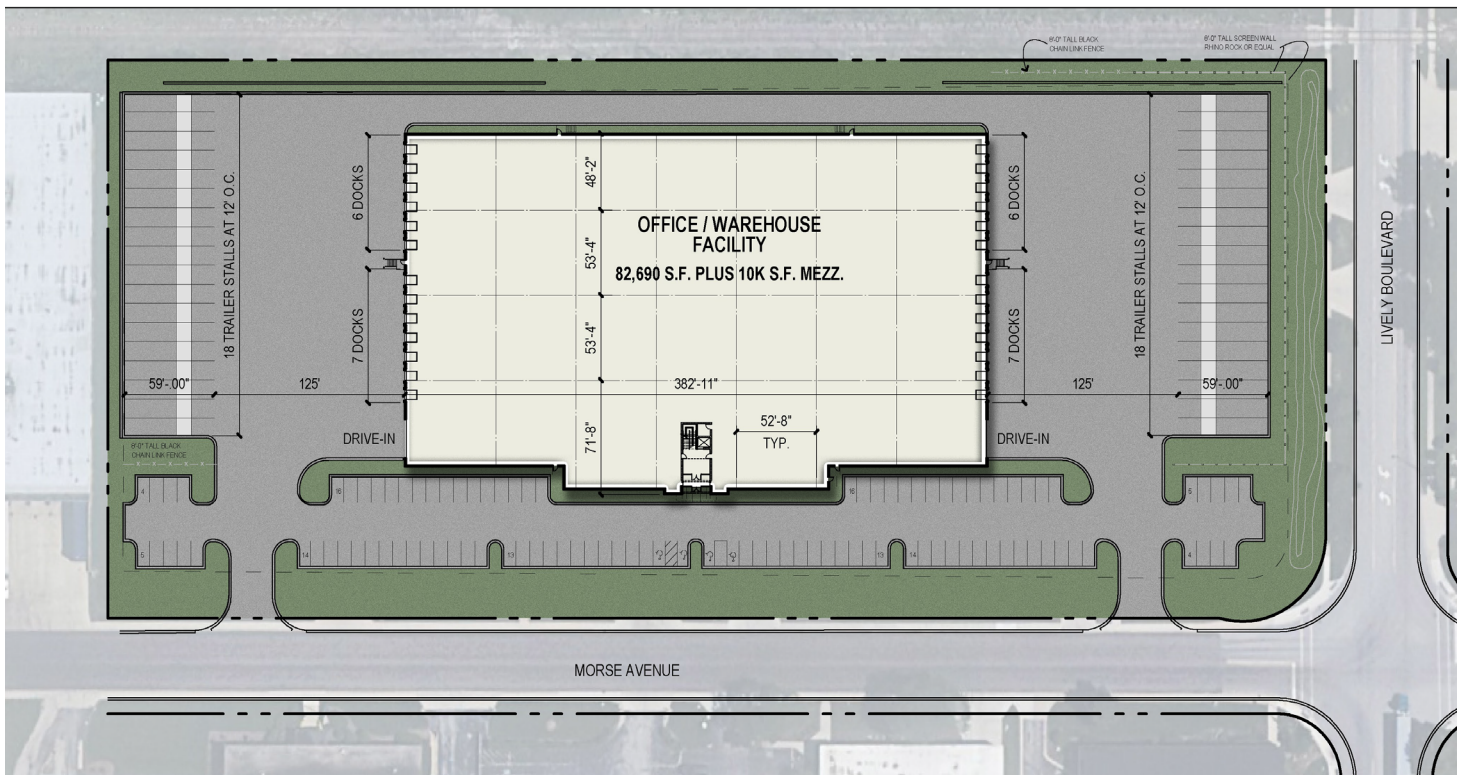
**950-1050 MORSE AVENUE  
ELK GROVE VILLAGE**

## BUILDING SPECIFICATIONS

LOCATION	Elk Grove Village, Illinois
ADDRESS	950 - 1050 Morse Avenue
BUILDING SIZE	92,690 Sq. Ft. (divisible)
OFFICE SIZE	2nd story mezzanine to-suit up to 10,000 sq. ft. office
ACRES	6.41 acres
YEAR BUILT	2024
CONSTRUCTION	Pre-Cast
CEILING HEIGHT	36'

## APPROVED 6B TAX INCENTIVE

BUILDING TYPE	Cross dock distribution center
DOCK DOORS	Twenty-six (26) exterior docks
DRIVE-IN DOORS	Two (2) 24' x 14' drive-in doors
CAR PARKING	104 car parking
TRAILER PARKING	36 on-site trailer stalls
FIRE SUPPRESSION	ESFR sprinkler system
BAY SIZES	53' 4" x 52' 8"
COMMENTS	<ul style="list-style-type: none"><li>• Cross dock configuration</li><li>• Q2 2024 delivery</li><li>• Close proximity to O'Hare</li></ul>



For more information, contact:

**Al Caruana**  
Executive Director  
+1 847 720 1326  
al.caruana@cushwake.com

**Britt Casey**  
Vice Chairman  
+1 847 518 3280  
britt.casey@cushwake.com

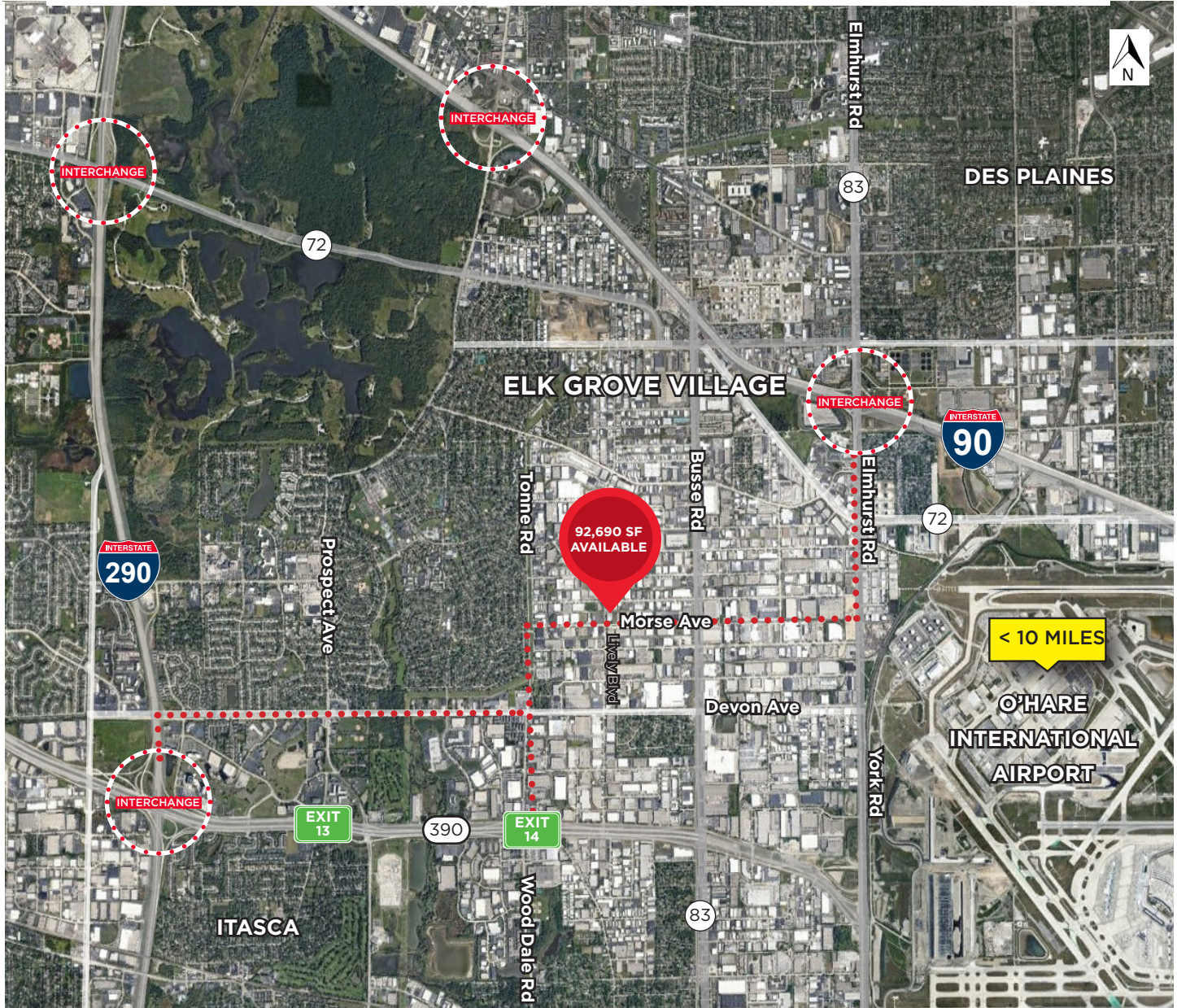
Cushman & Wakefield of Illinois  
9500 W Bryn Mawr, Suite 600  
Rosemont, IL 60018  
www.cushmanwakefield.com



**FOR LEASE - 92,690 SQ. FT.**

# BRATT DEPOT O'HARE

950-1050 MORSE AVENUE  
ELK GROVE VILLAGE



For more information, contact:

**Al Caruana**  
Executive Director  
+1 847 720 1326  
[al.caruana@cushwake.com](mailto:al.caruana@cushwake.com)

**Britt Casey**  
Vice Chairman  
+1 847 518 3280  
[britt.casey@cushwake.com](mailto:britt.casey@cushwake.com)

Cushman & Wakefield of Illinois  
9500 W Bryn Mawr, Suite 600  
Rosemont, IL 60018  
[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.