

1701 Birchwood Avenue, Des Plaines, IL

± 48,790 SF FOR LEASE



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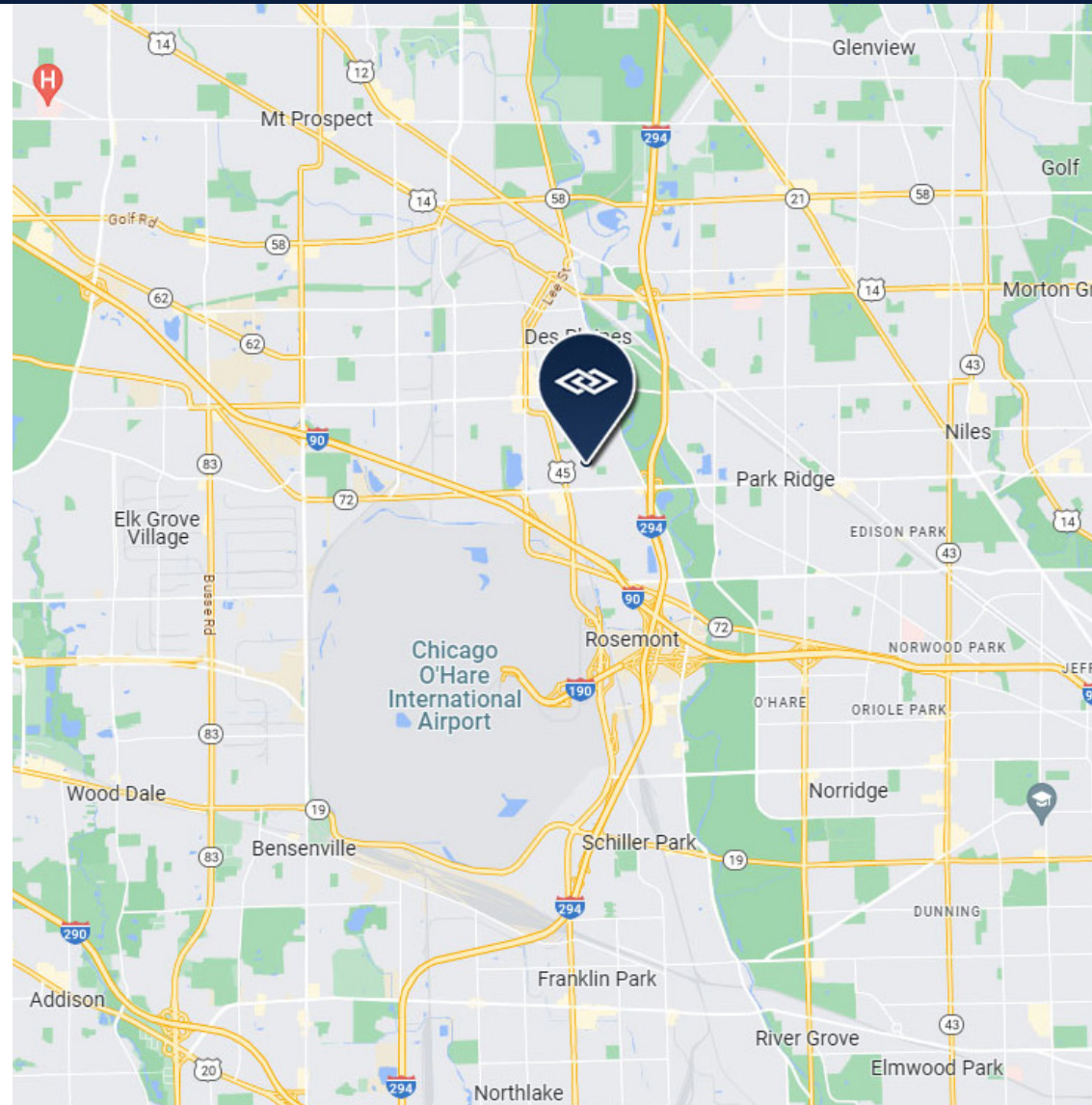
970 N. Oaklawn Avenue, Suite 100 | Elmhurst, IL 60126 | Tel: 630-782-9520 | Fax: 630-782-9531 | [darwinPW.com](http://darwinPW.com)  
Submitted subject to error, change in status, or withdrawal without notice.

## BUILDING SPECIFICATIONS

<b>BUILDING SIZE</b>	± 48,790 SF
<b>LAND</b>	2.5 Acres
<b>OFFICE</b>	6,200 SF
<b>CEILING HEIGHT</b>	24' Clear
<b>LOADING</b>	<u>Current Configuration</u> <ul style="list-style-type: none"><li>• Drive-in doors: (4) 15'H x 20'W and (1) 15'H x 12'W</li></ul> <u>Alternate Configuration</u> <ul style="list-style-type: none"><li>• Docks: (3) Exterior</li><li>• Drive-in doors: (2) 15'H x 20'W and (1) 15'H x 12'W</li></ul>
<b>POWER</b>	1600A @ 277/490V
<b>PARKING</b>	± 109 Cars
<b>LEASE RATE</b>	Subject to Offer

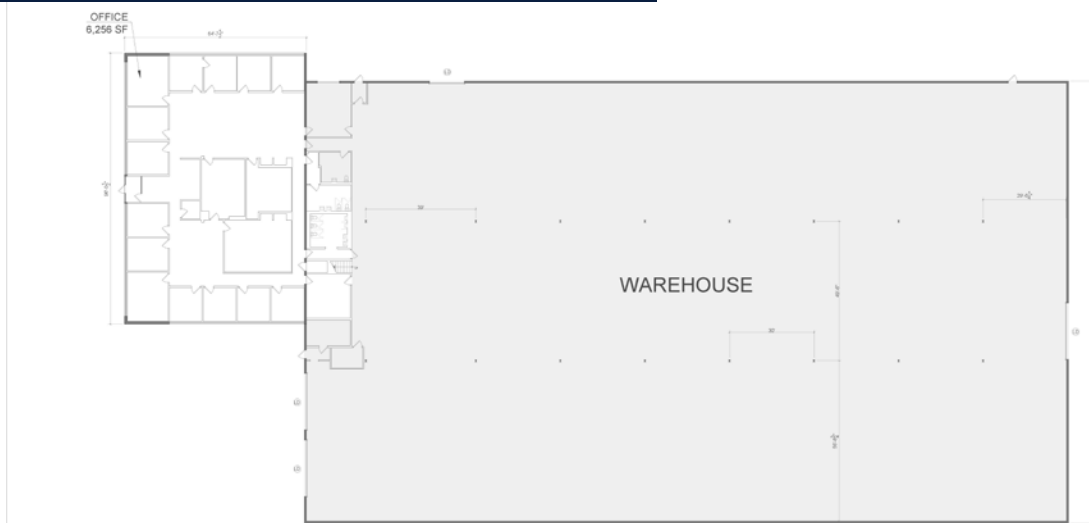
## PROPERTY HIGHLIGHTS

- Drive-through capability
- Potential for secured outside storage
- Close proximity to O'Hare International Airport
- M-2 General Manufacturing zoning



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**CURRENT CONFIGURATION — Maintenance Facility / Flatbed Loading**



**ALTERNATE CONFIGURATION — Manufacturing Facility**



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