

**FOR LEASE**

Owned and Operated by



# 10700 W. Waveland Avenue

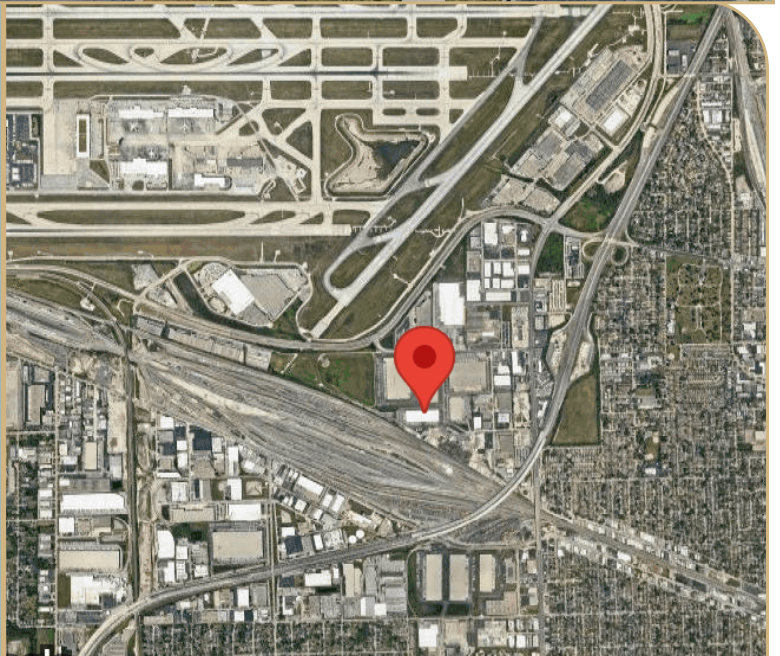
Franklin Park, IL

## 32,893 SF



### Property Specifications

<b>Building Size:</b>	142,338 SF	
<b>Available Size:</b>	32,893 SF	
<b>Office Size:</b>	±2,817 SF	
<b>Loading:</b>	8 exterior docks, 2 drive-in doors	
<b>Ceiling Height:</b>	30' clear	
<b>Car Parking:</b>	±27 spaces	
<b>Sprinkler System:</b>	ESFR	
<b>Date Available:</b>	Immediately	
<b>OPEX:</b>	Real Estate Taxes:	\$5.36 PSF
	CAM:	\$0.66 PSF
	Insurance:	\$0.11 PSF
	Mgmt Fee:	3% of EGR



### LEASING INFO & CONTACT

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**CBRE**

PROPERTY OVERVIEW

10700 W. Waveland Avenue is a Class A industrial facility located in the heart of the dynamic O'Hare submarket. Future occupants will benefit from unparalleled access to:

- O'Hare Airport
- Canadian Pacific Railway Intermodal Terminal
- Major expressways including I-294, I-290, and I-90

The facility offers an ESFR sprinkler system and 30' clear ceiling height. Further, multiple points of ingress and egress allow for ease of truck traffic.



Dynamic O'Hare submarket location



30' Clear Facility with ESFR Sprinklers



Proximity to O'Hare Airport & Canadian Pacific Intermodal



Quick access to major roadways: I-294, I-290, and I-90

