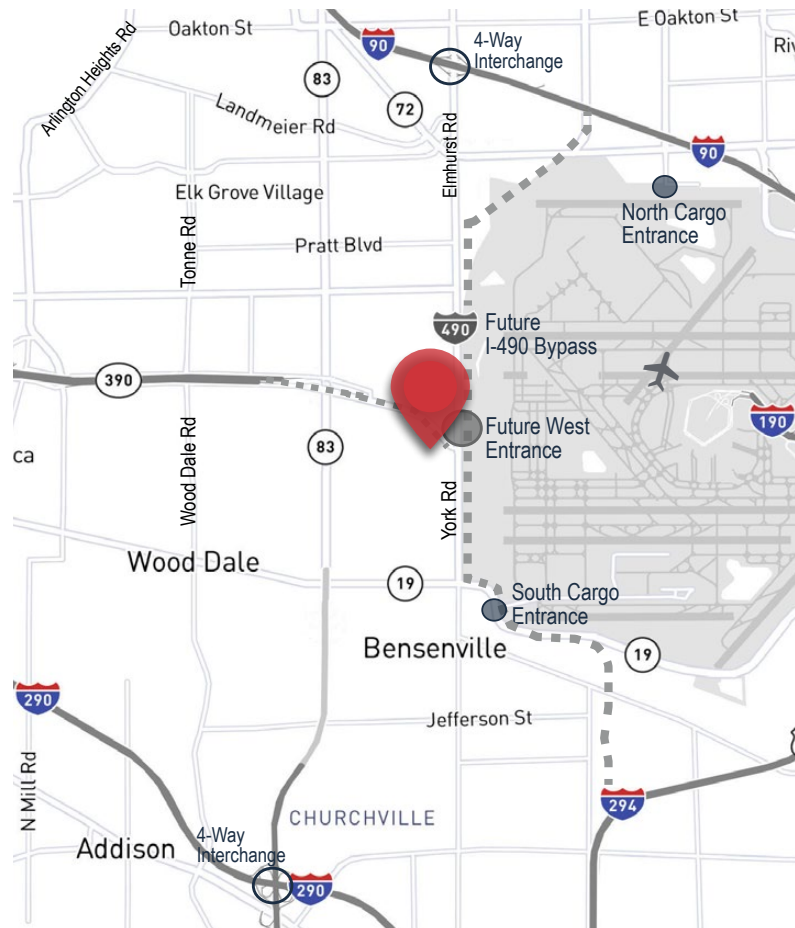




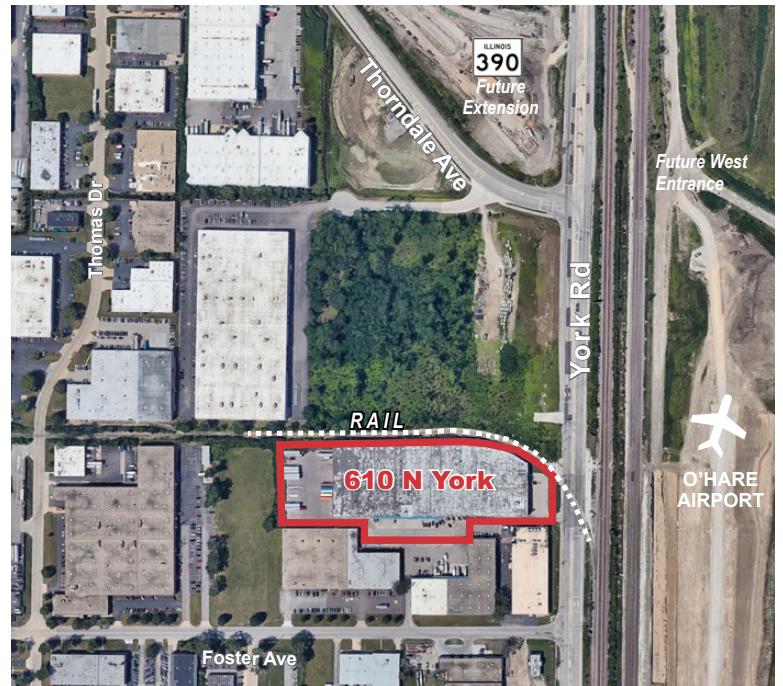
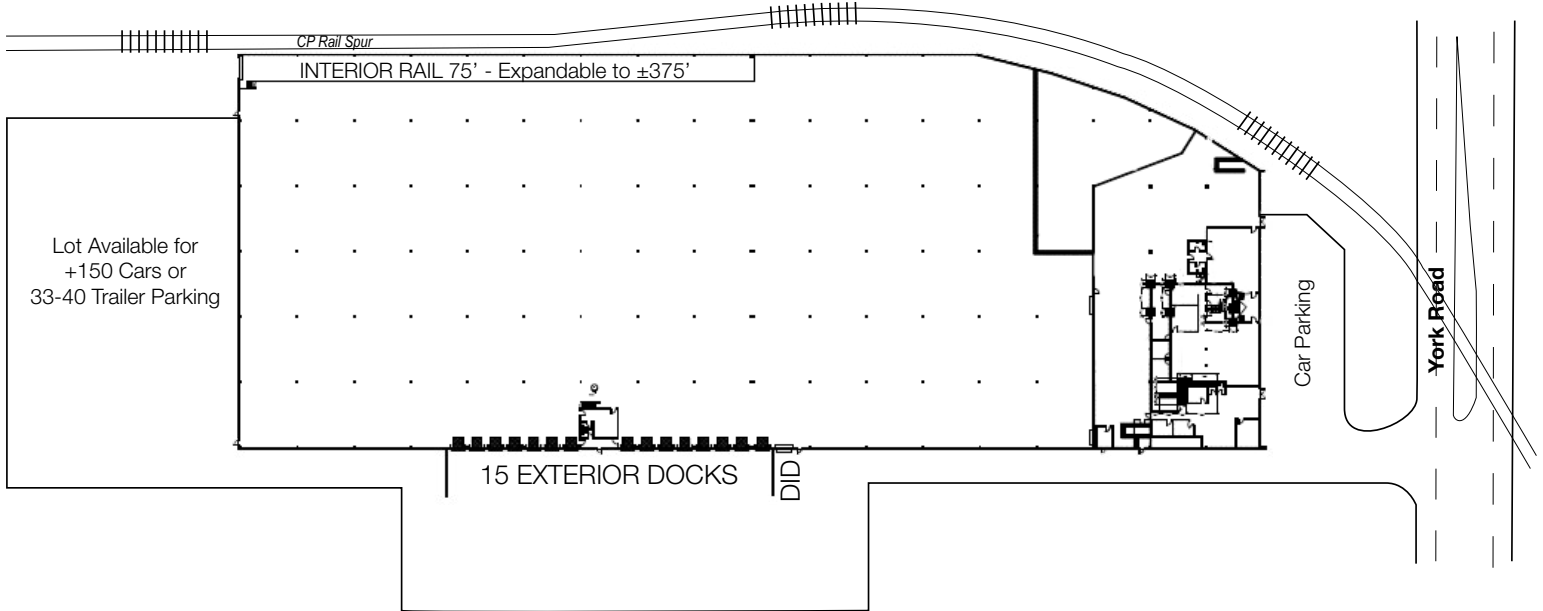
610 N York Road

BENSENVILLE, ILLINOIS

BUILDING SIZE	154,758 SF
OFFICE	+ 9,000 SF
MEZZANINE	+ 8,000 SF (not included in SF)
SITE SIZE	6.09 Acres
CLEAR HEIGHT	22'
LOADING	15 exterior docks 1 drive-in door
SPRINKLER	Fully sprinkled (Class IV)
PARKING	Lot available for +150 cars or 33-40 trailer parking
LEASE RATE	\$11.00 PSF MG
COMMENTS	<ul style="list-style-type: none"> • Sublease thru April 30, 2027 • Shorter term leases will be considered with minimum 40,000 SF • Longer term available through ownership • Rail served/active CP Rail spur (other carriers may utilize) • 1st site south of the planned west entrance to O'Hare Airport • Low DuPage County RE taxes



BUILDING/SITE PLAN



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