

O'HARE

LOGISTICS CENTER

FOR LEASE
106,406 SF



1010 SESAME STREET, BENSENVILLE, IL

**6% TENANT REP
BROKER COMMISSION FEE**

**BASED ON NET RENT - FOR 5+ YEAR DEALS
(LEASE PROPOSAL MUST BE SIGNED BY 12/31/24)**



ASKING LEASE RATE: \$5.95 NET
POTENTIAL UP RAIL SERVICE

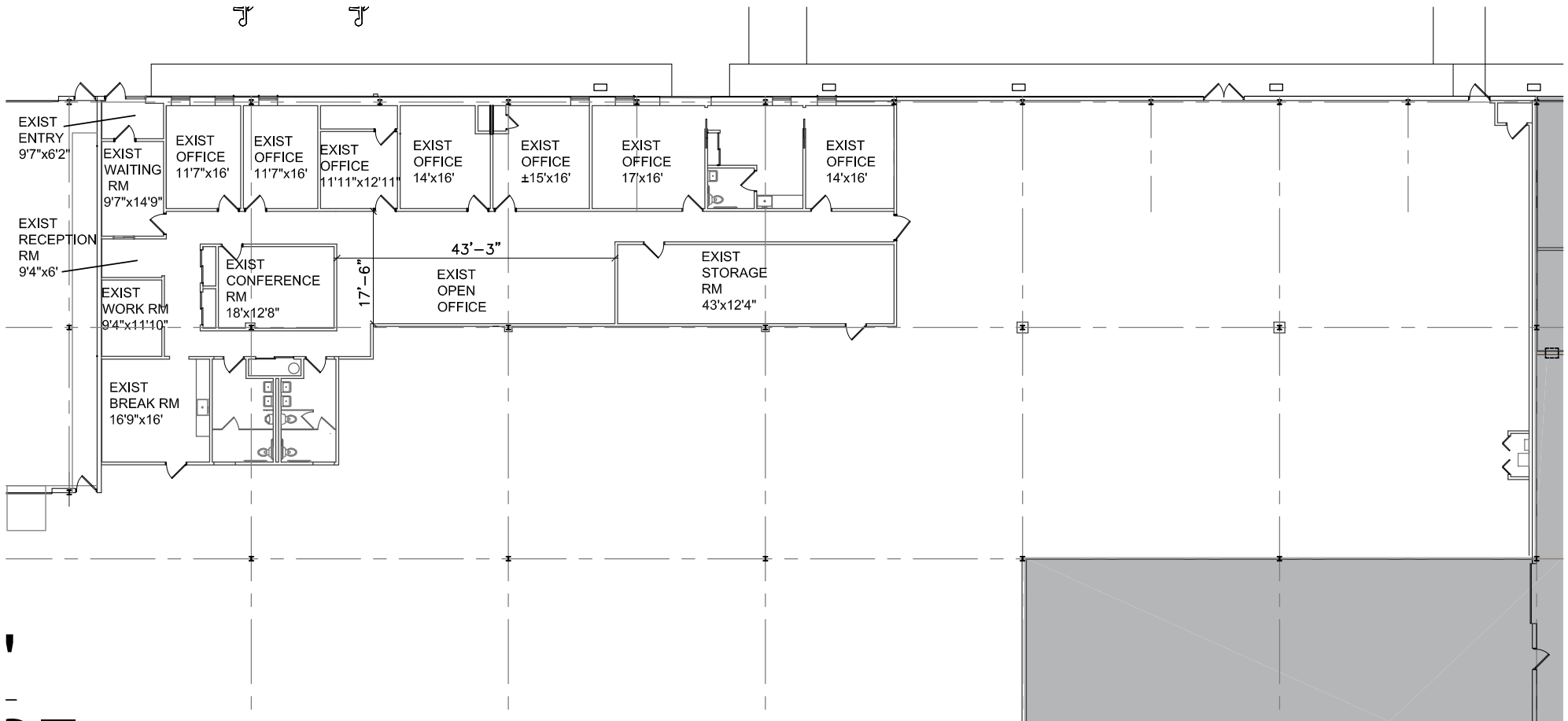


PROPERTY HIGHLIGHTS

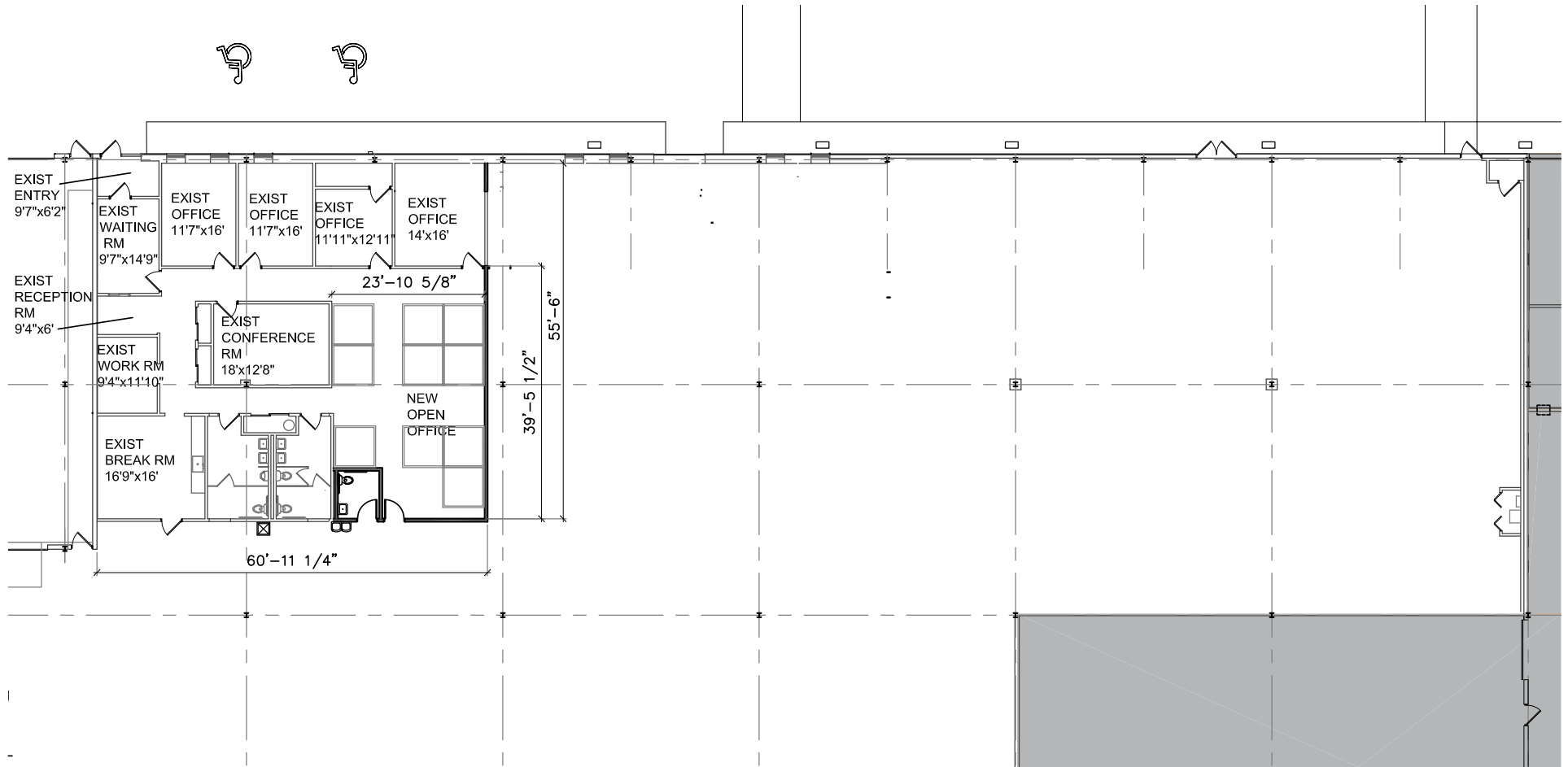
| | |
|------------------------|-------------------------------|
| Available SF (Unit A): | 106,406 SF |
| Total Building Size: | 252,000 SF |
| Office SF: | 15,493 SF (May be reduced) |
| Interior Docks: | 6 Docks |
| Drive-in Door: | 1 Door |
| Rail Doors: | 5 Potential |
| Power: | 800a @277/480v |
| Clear Height: | 22' |
| Bay Size: | 35' x 40' |
| Sprinkler: | Wet |
| Asking Lease Rate: | \$5.95 PSF NET |
| Taxes: | \$3.26 PSF |
| CAM: | \$0.70 PSF |
| INS: | \$0.15 PSF |
| Date Available: | May 1, 2024 |



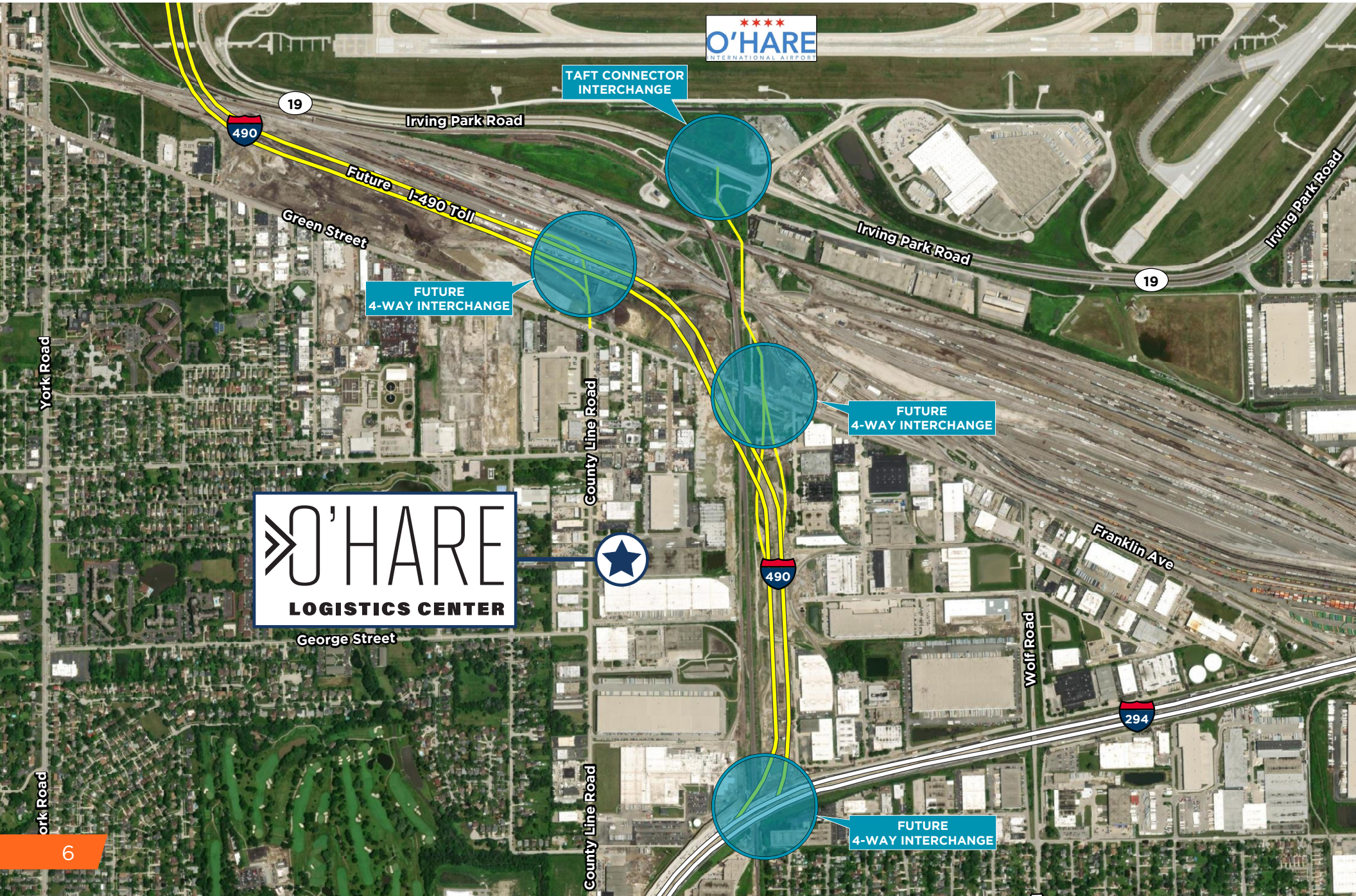
OFFICE ALTERNATIVE



OFFICE ALTERNATIVE



INGRESS EGRESS



O'HARE
INTERNATIONAL AIRPORT

TAFT CONNECTOR
INTERCHANGE

FUTURE
4-WAY INTERCHANGE

FUTURE
4-WAY INTERCHANGE

O'HARE
LOGISTICS CENTER

FUTURE
4-WAY INTERCHANGE

CORPORATE NEIGHBORS



O'HARE
LOGISTICS CENTER
George Street

O'HARE
INTERNATIONAL AIRPORT

UNITED STATES
POSTAL SERVICE

CRANE
WORLDWIDE LOGISTICS

SLOAN

QCD
QUALITY CUSTOM DISTRIBUTION

DB SCHENKER

XGS

CPKC
Bensenville
Intermodal

ARRLINGTON
METALS
CORPORATION

YunExpress

SONOCO

TRAVELON

Franklin Ave

Expeditors
VITAL PROTEINS

flexport

CUBEWORK

CORELOGISTICS

FERRERO

NATIONAL
BATTERY

CENTURION
SERVICE GROUP

NORKOL

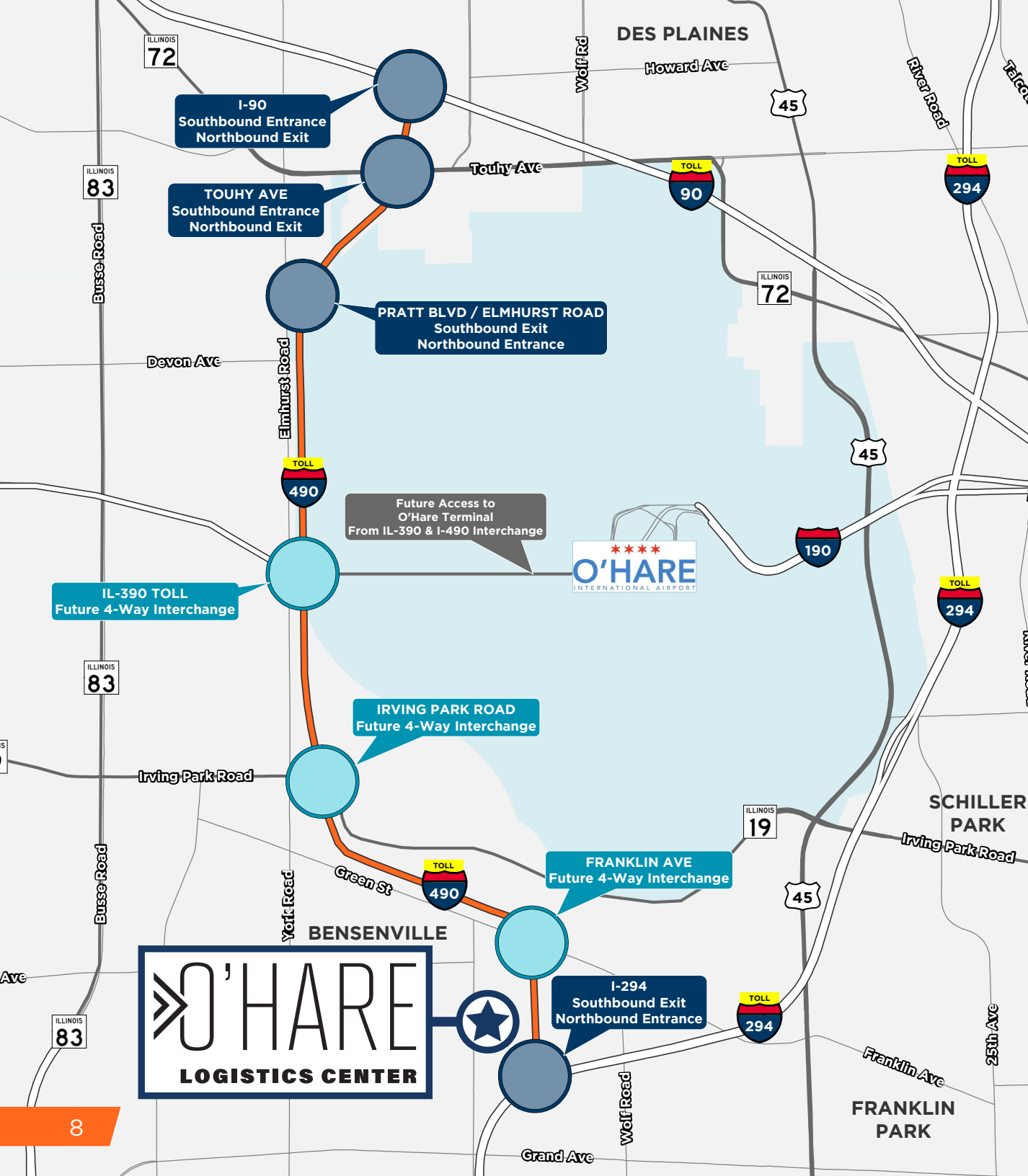
MAERSK

HILL
OF
PACIFIC

PIVOT BIO

MIDWEST
CAN

Belmont Ave



LOCATION OVERVIEW

2.4 MILES
TO O'HARE AIRPORT

3.3 MILES
TO I-294

7.5 MILES
TO I-355

8.3 MILES
TO I-90

19.9 MILES
TO DOWNTOWN CHICAGO

21.3 MILES
TO MIDWAY AIRPORT



CONTACT

SEAN HENRICK

Vice Chair
+1 847 518 3215
sean.henrick@cushwake.com

DOUG PILCHER

Executive Director
+ 1 847 518 3285
doug.pilcher@cushwake.com

AL CARUANA

Executive Managing Director
+1 847 720 1326
al.caruana@cushwake.com

MICHAEL LABEK

Senior Associate
+1 312 470 2309
michael.labek@cushwake.com