

104 Gateway Rd - Bensenville, IL

For Sale: 7,693 SF – Industrial Zoned



FOR SALE: Small Freestanding Flex Building in DuPage County

BUILDING SIZE: 7,693 SF

OFFICE: +/- 5,620 SF (Can be reduced)

WAREHOUSE: +/- 2,073 SF

LOT SIZE: +/- .46 Acres

LOADING: 1 Drive-In Door

CEILING HEIGHT: 12'

ZONING: I-2

POWER: 200 Amp @ 240/120v – 3 Phase [confirm]

AGE: 1960

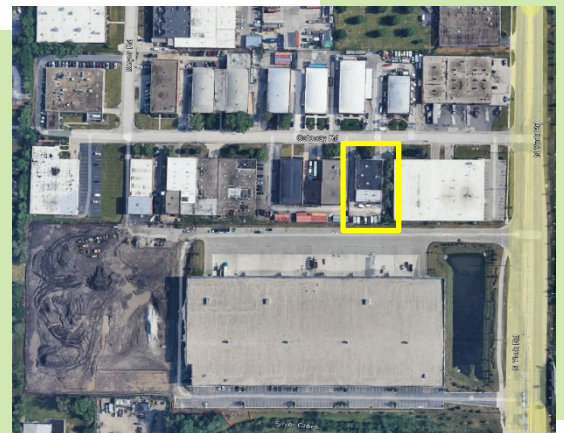
PARKING: ~20 Spaces

SPRINKLERED: No

REAL ESTATE TAXES: \$2.43 PSF - 2024

SALE PRICE: \$875,000 (\$113.75 PSF)

- Minutes from O'Hare International Airport
- DuPage County real estate taxes
- Building is within the General Industrial Zoning District for Bensenville
- Additional basement square footage that is not included in building size



SCAN FOR LISTING

ENTRE
Commercial Realty LLC

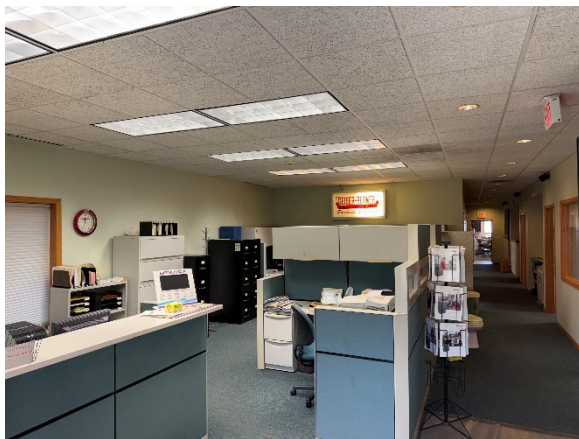
Marc Bartolini
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Dan Benassi, SIOR
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847-310-4298
dbenassi@entreccommercial.com

Dan Jones, SIOR
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PHOTOS



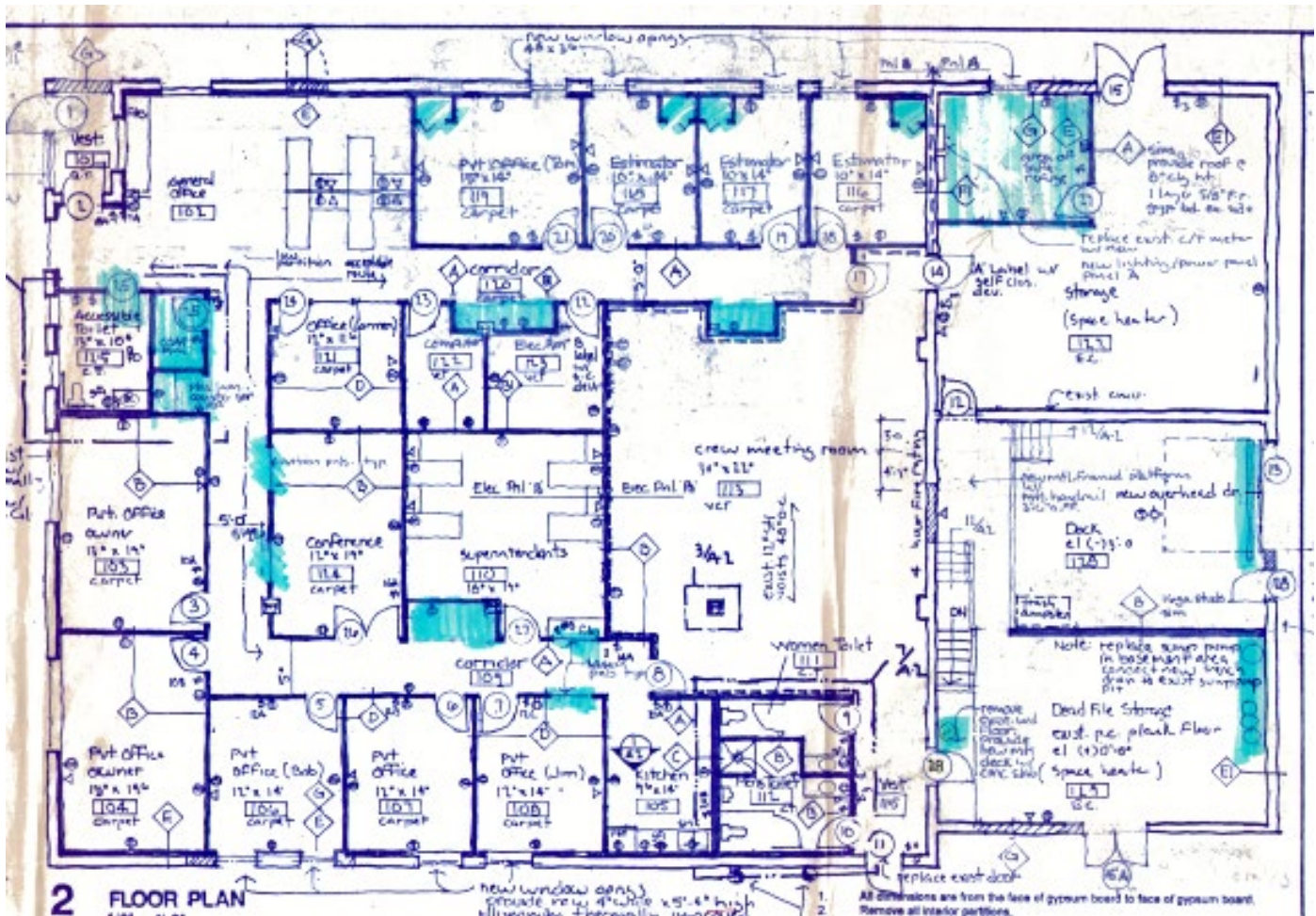
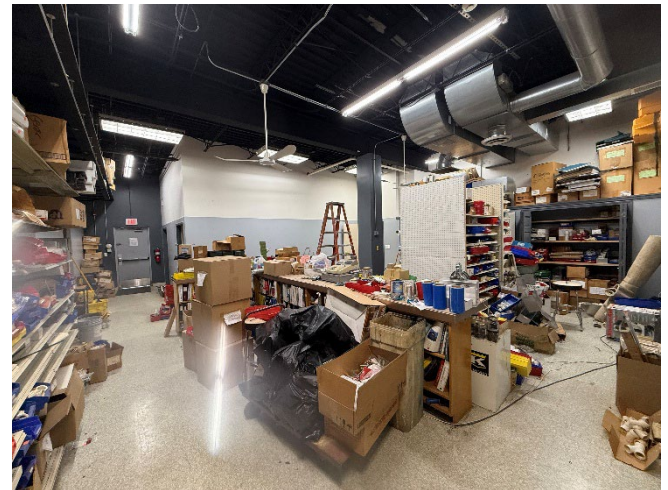
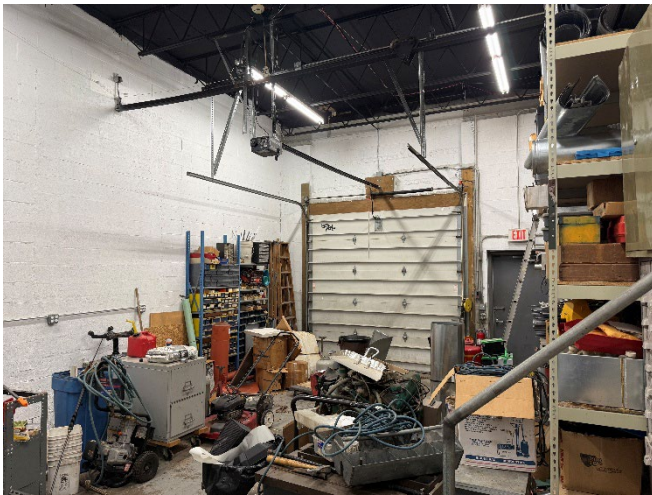
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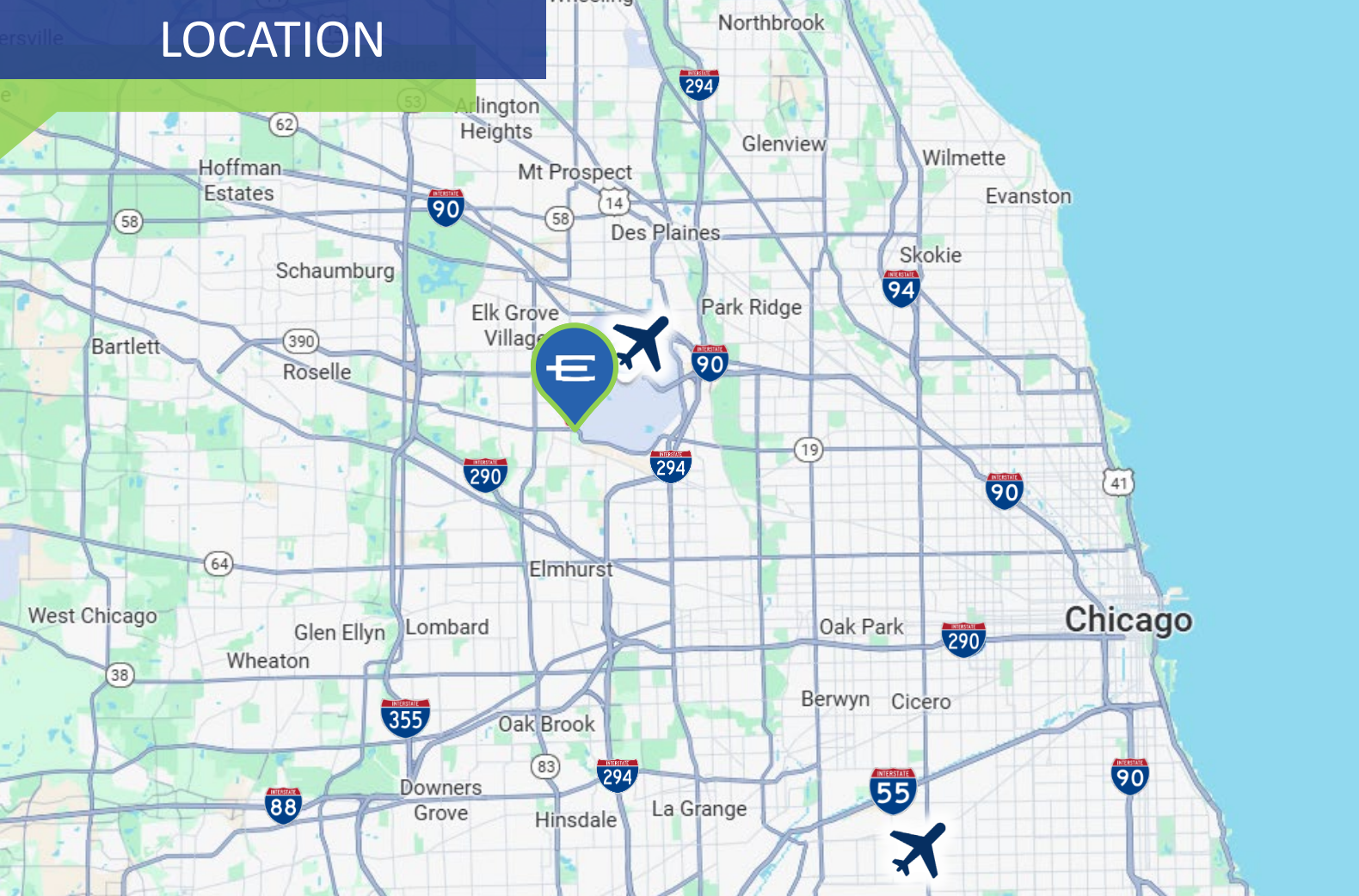
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PHOTOS & FLOORPLAN



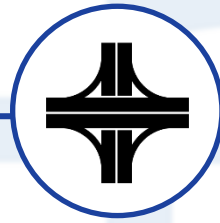
LOCATION



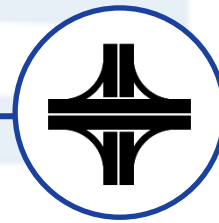
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**Minutes from
O'Hare Intl
Airport South
Cargo Entrance**



**Located 4 Miles
from I-294
Interchange**



**Located 6 Miles
from I-290
Interchange**



**26 Miles from
Midway Intl
Airport**