

**INDUSTRIAL  
BUILDING  
FOR LEASE**

±81,084 SF  
(Divisible)

A/C in  
Warehouse

Excellent  
Loading  
Access



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# 1001 FOSTER AVENUE

Bensenville, IL 60106

[Property Website](#)

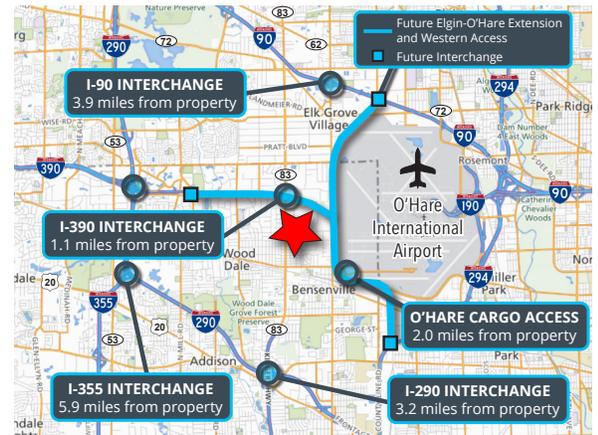


## SPECIFICATIONS

- Building Size: ±81,084 SF
- Land Area: ±3.82 AC
- Divisible To: ±30,000 SF
- Office Size: ±4,000 SF
- Ceiling Height: 22'
- Loading: 3 Int / 3 Ext / 2 DID
- Power: 1200A 480V
- Parking: ±157 Cars
- Sprinklers: ESFR
- Year Built: 1970 / Renov: 2016
- Construction: Masonry/Steel
- RE Taxes: \$1.89 PSF (2024)
- **Lease Rate: \$8.95 PSF Net**

## HIGHLIGHTS

- Divisible to ±30,000 SF with 2 docks and 1 DID
- Hard-to-find standalone facility in DuPage County
- Recently upgraded office
- Abundant power
- Ample parking (recently expanded parking lot)
- Immediate access to Rt. 83 and major expressways
- Close proximity to O'Hare
- Low DuPage County taxes



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**LEASE RATE  
REDUCTION!**

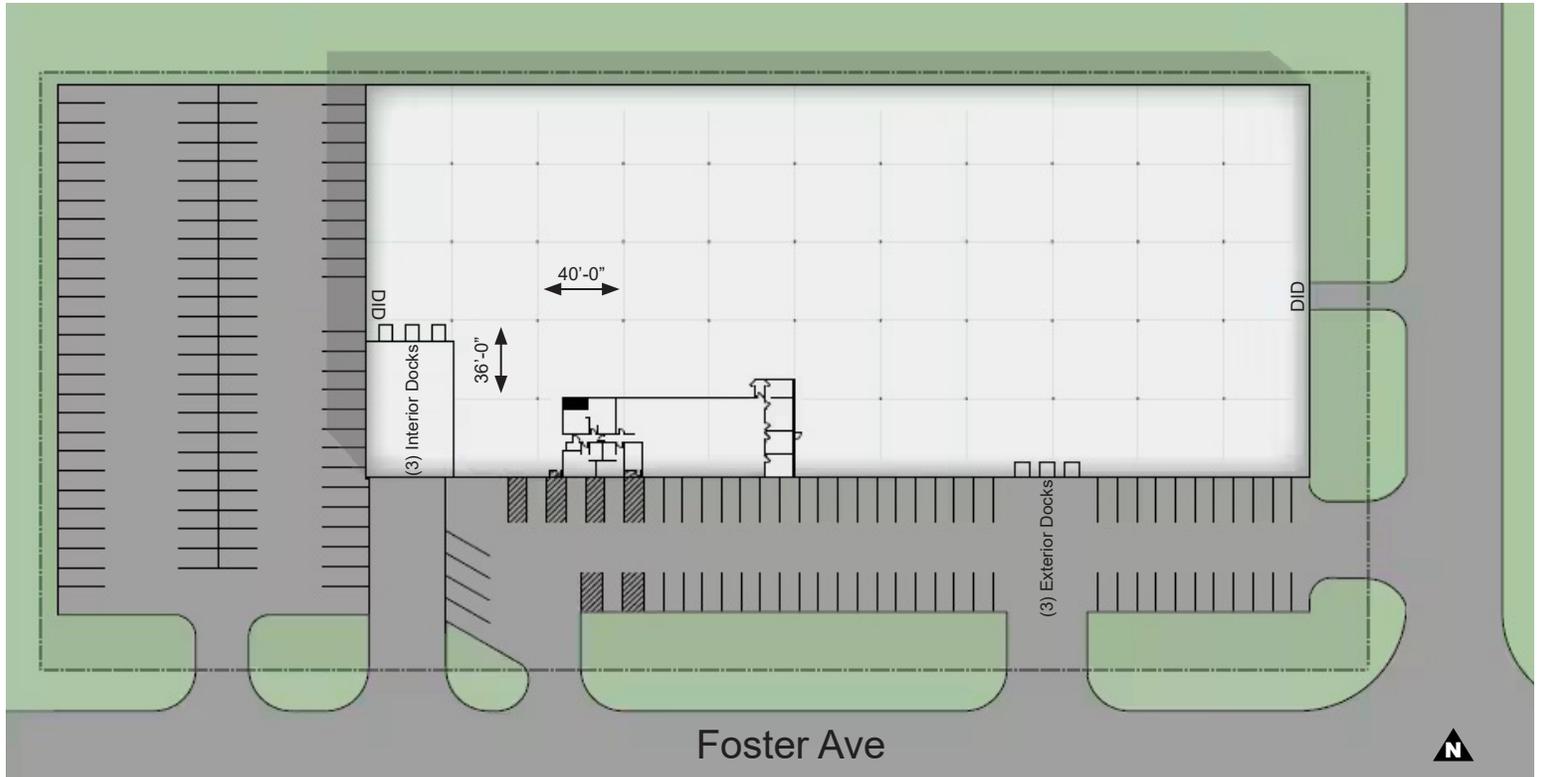
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## SITE PLAN



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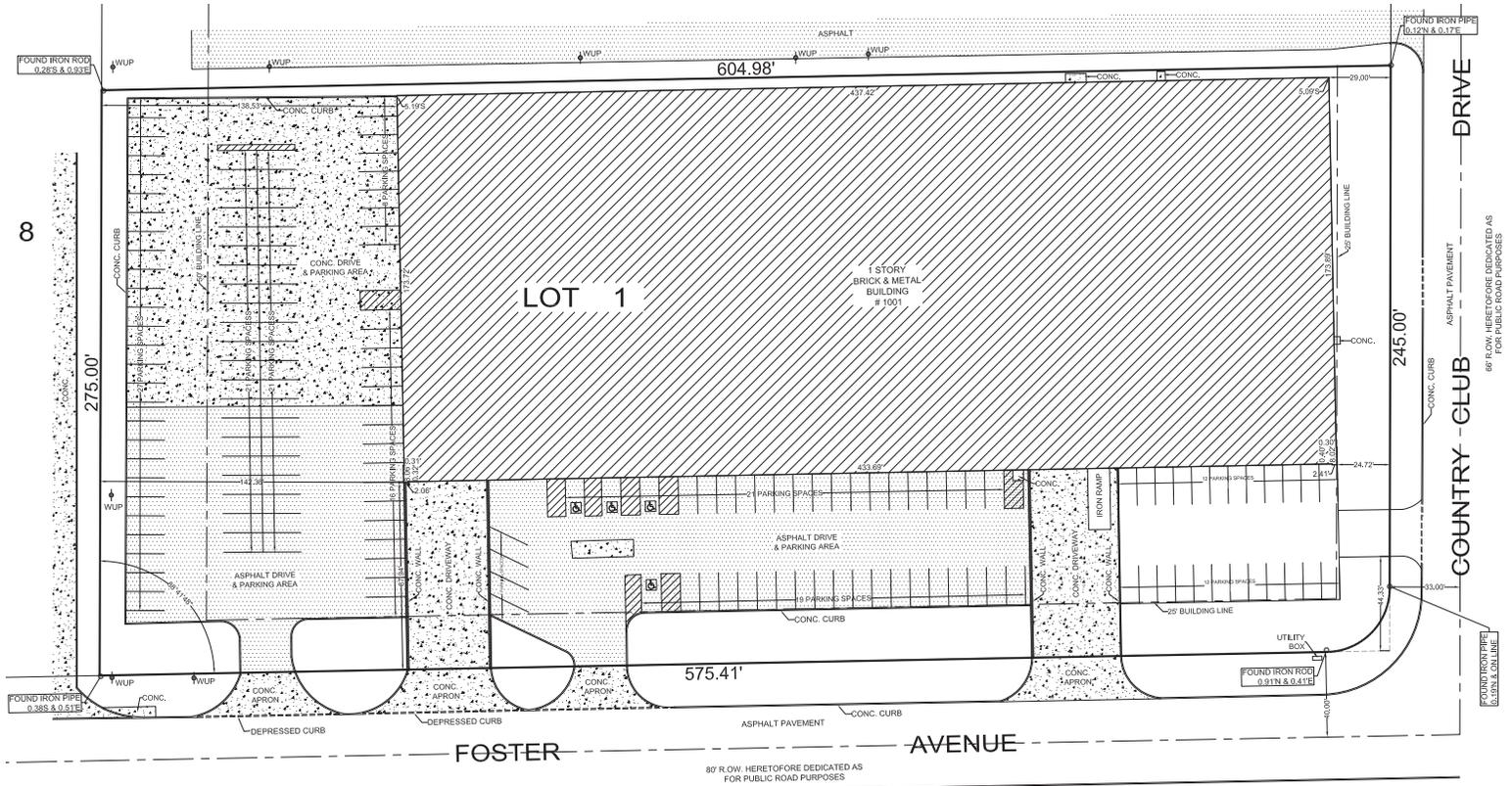
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## PLAT OF SURVEY



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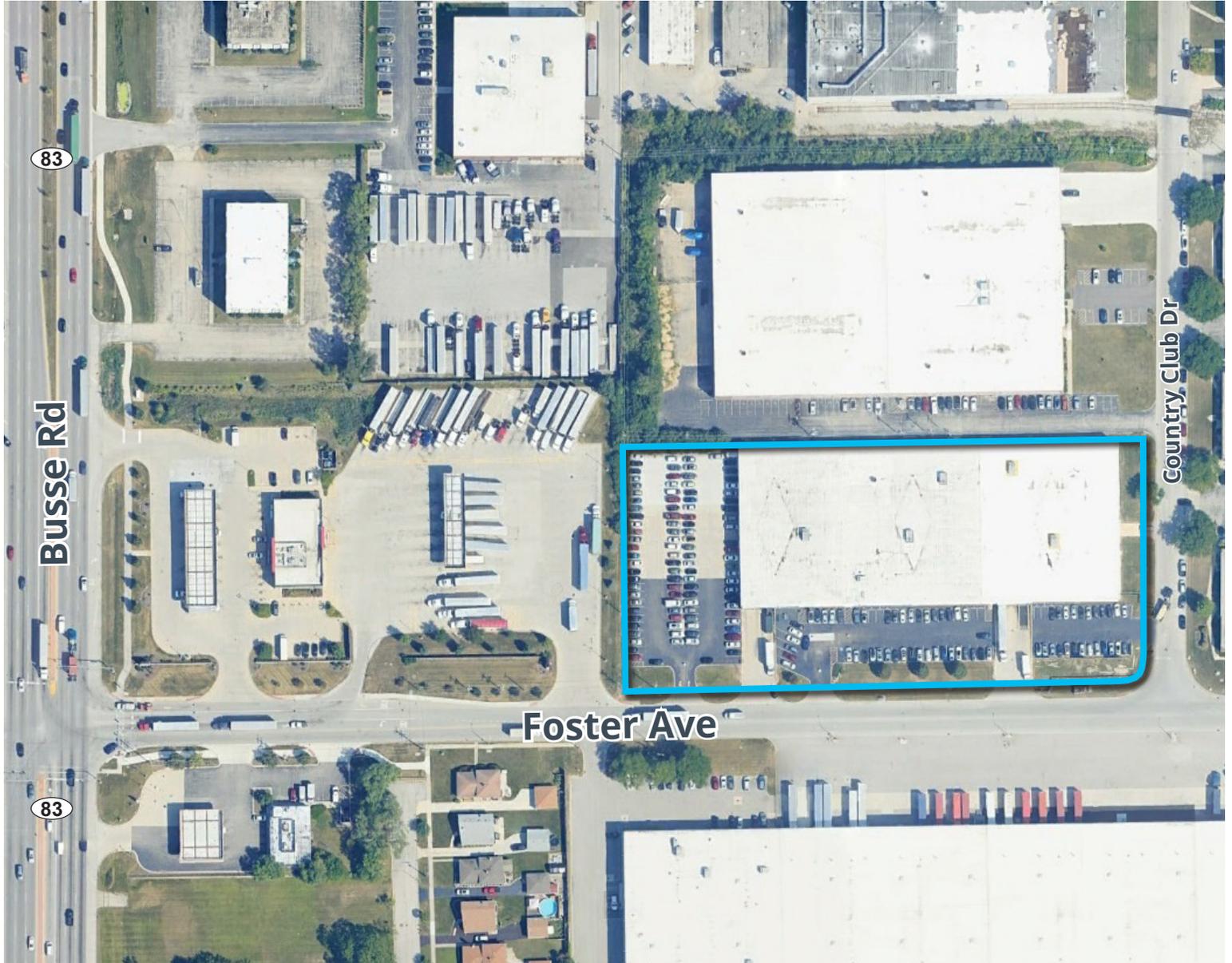
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**AERIAL**



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