



# VALUE INDUSTRIAL PARTNERS, LLC

Industrial Real Estate Investment, Brokerage and Management

970 N. Oaklawn Avenue, Elmhurst, Illinois 60126 TEL: 630-333-1900 FAX: 630-333-1910



**702 & 708 Thomas Drive  
Bensenville, Illinois**

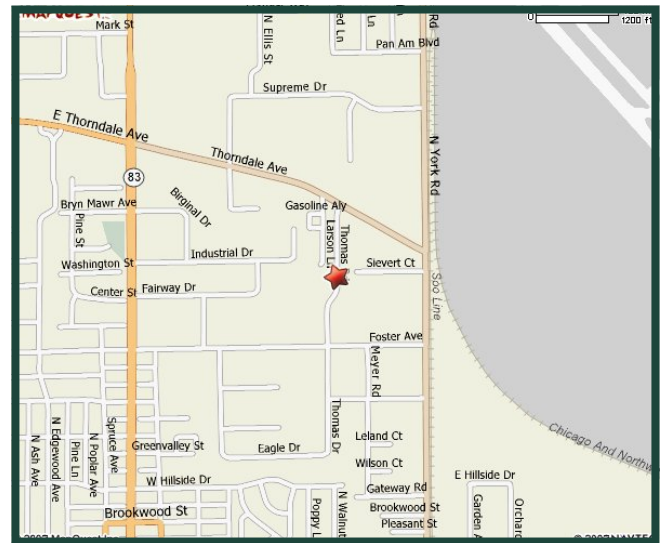
**FOR LEASE  
14,250 SF**

## Building Specifications

Available Size:	14,250 SF
Building Size:	21,375 SF
Office:	20%
Ceiling Height:	14'
Loading:	2 Interior Docks 1 Drive-in Door
Power:	1200 Amps Total (2 Services) 800 Amps, 277/480 Volts 400 Amps, 120/208 Volts
Sprinklered:	Yes
Real Estate Taxes:	Included with Current Stop
CAM:	Included with Current Stop
Lease Rate:	\$8.75 PSF Gross

## Comments

- Professionally owned and managed
- Great O'Hare area location



**For Further Information, Please Contact:**

**Brian M. Liston, Principal**  
bliston@valueindustrialpartners.com

**Brian P. Gedvilas, Director of Leasing**  
bgedvilas@valueindustrialpartners.com

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Officers of the firm have an ownership interest in this property.  
Submitted subject to error, change in status, or withdrawal without notice.

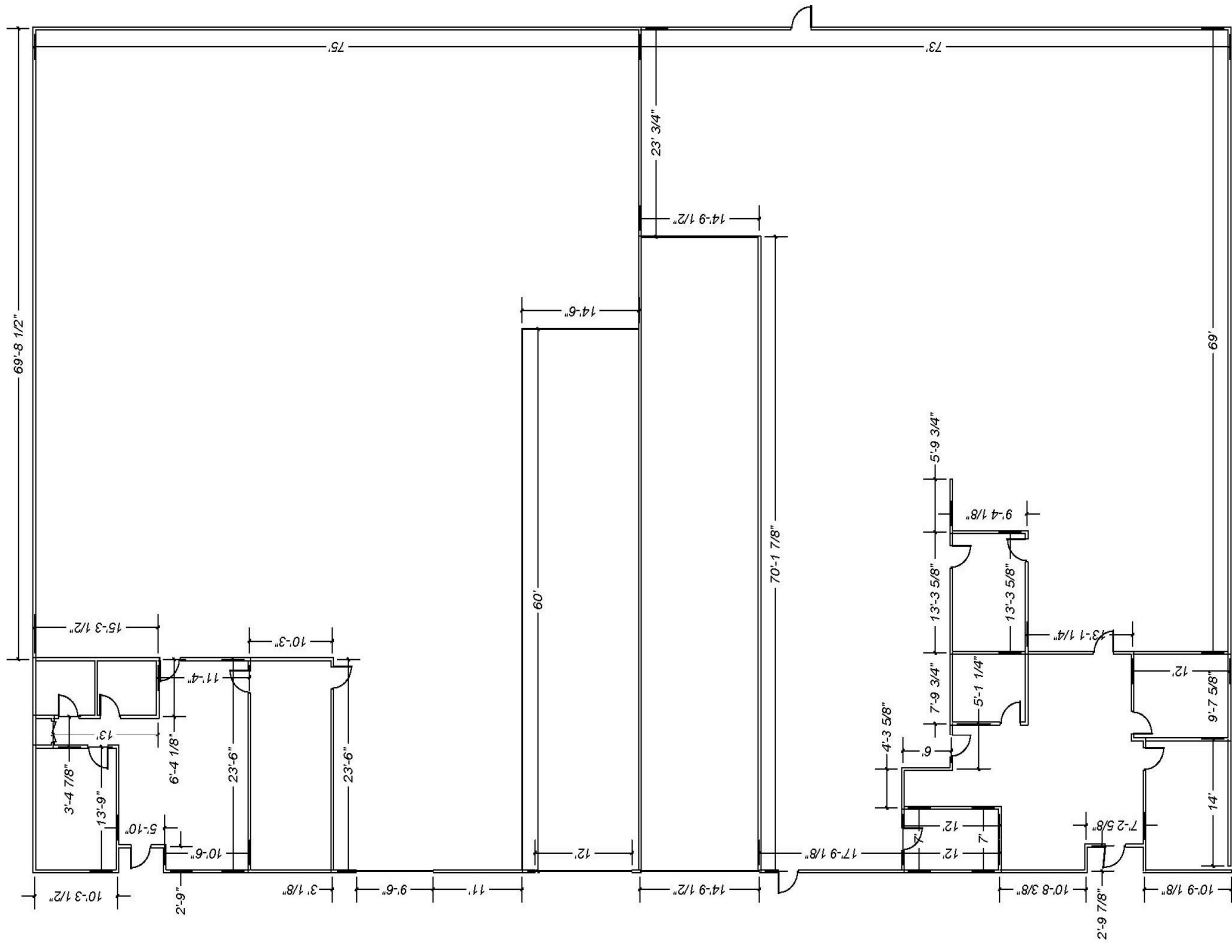


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## LAYOUT



FOR ILLUSTRATION PURPOSES ONLY. DIMENSIONS TO BE CONFIRMED.

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