

**INDUSTRIAL
UNITS
FOR LEASE**

**±30,000 SF
(DIVISIBLE)**

±5,000 SF &
±10,000 SF
Units Available

Institutionally
Owned and
Managed by:



464-480 COUNTRY CLUB DRIVE

Bensenville, IL 60106

[Property Website](#)

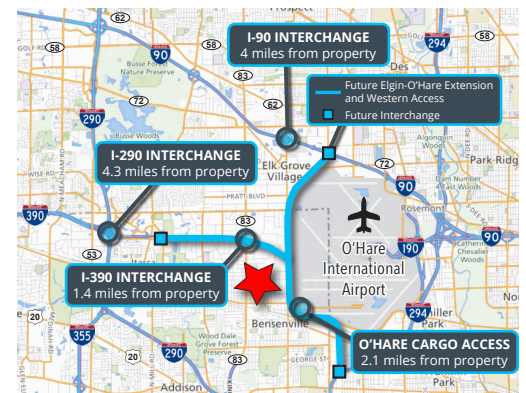


Specifications:

- Building Size: ±30,000 SF
- Land Area: ±1.5 AC
- Divisible: ±5,000 SF or ±10,000 SF
- Office Size: ±7,500 SF (Bldg Total)
- Ceiling Height: 18' Clear
- Loading: 6 Ext / 2 DID (Bldg Total)
- Power: 400A 120-240V 3PH
- Parking: 25 Cars (Bldg Total)
- Year Built: 1973
- Construction: Masonry
- 2019 RE Taxes: \$1.85 PSF
- Lease Rate: Subject to Offer

Highlights:

- ***New institutional ownership!***
- Flexible space options available
- Excellent proximity to O'Hare and the new I-390 expressway
- Low DuPage County taxes
- Make-ready improvements underway:
 - + Warehouse painted/professionally cleaned
 - + New warehouse and office LED lighting
 - + New spec suite offices
 - + New parking lot
 - + New landscaping
 - + Tuck pointing



Contact Information:

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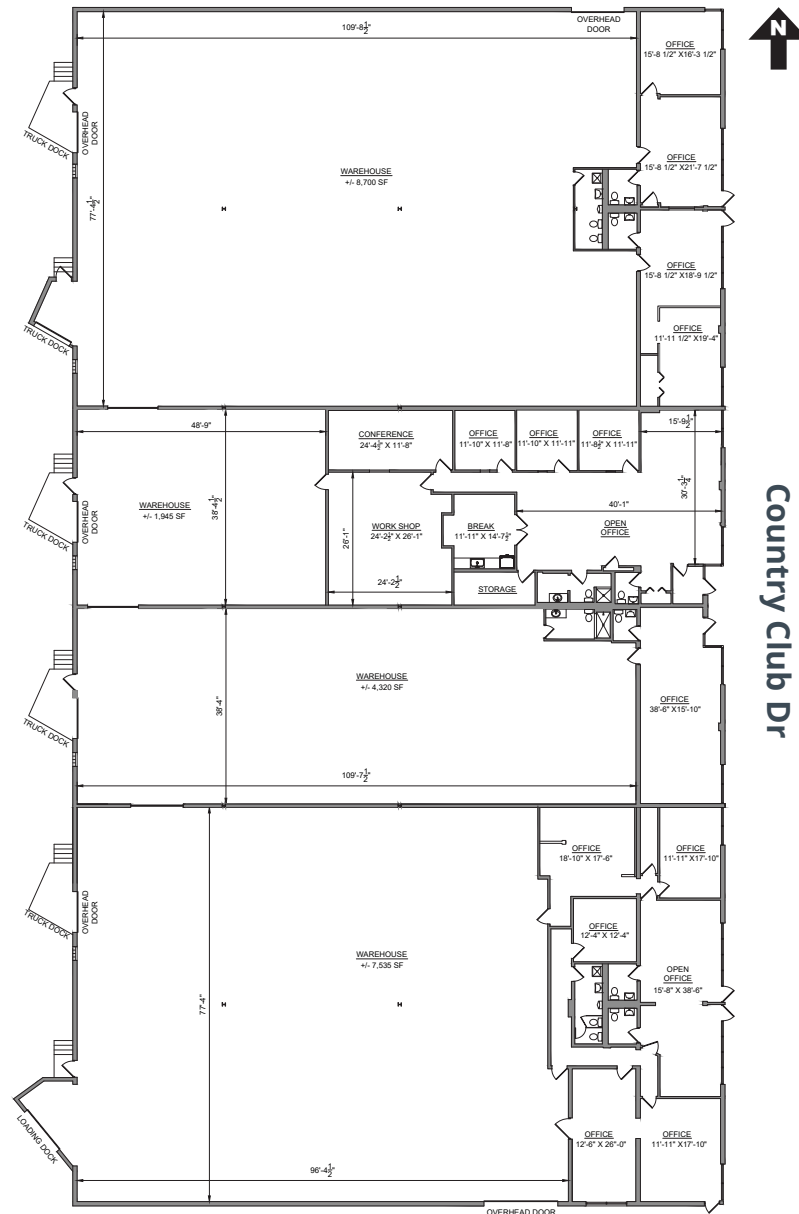
BUILDING LAYOUT

Unit 478-80
10,000 SF
1,300 SF Office

Unit 476
5,000 SF
3,055 SF Office*
** Office to be scaled back*

Unit 472
5,000 SF
680 SF Office

Unit 464
10,000 SF
2,465 SF Office



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