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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#### Joe Karmin

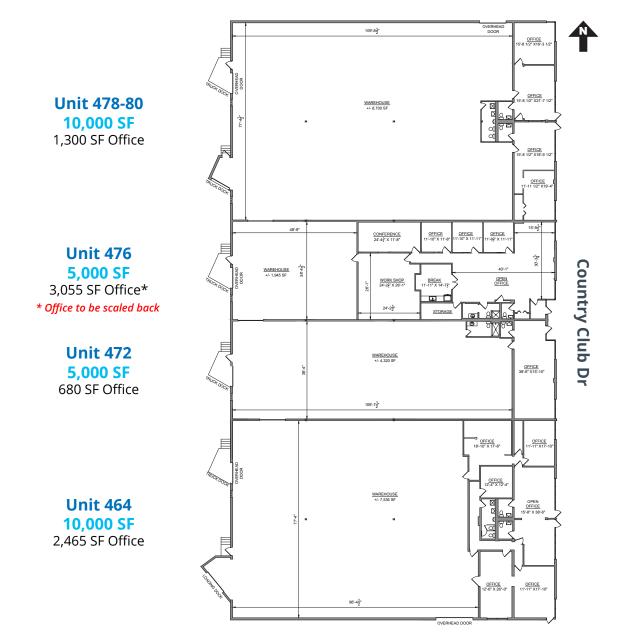
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#### **BUILDING LAYOUT**



#### **Contact Information:**

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