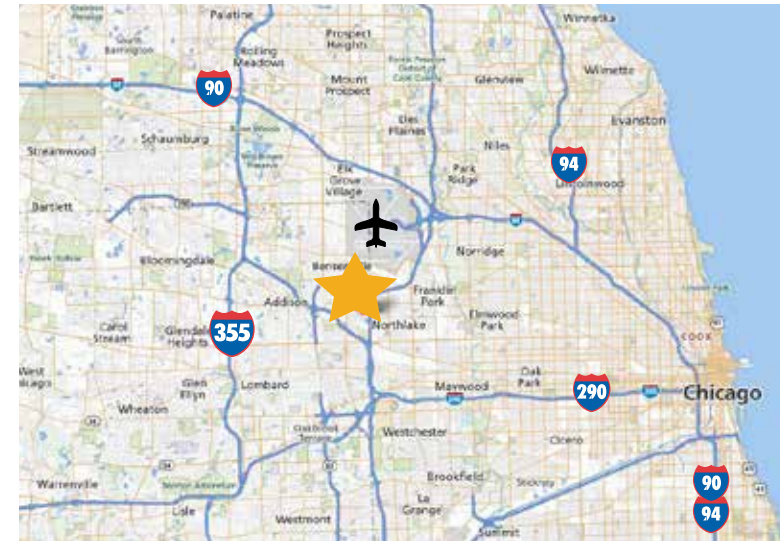


±2 ACRES OF LAND AVAILABLE FOR SALE

840 County Line Road • Bensenville, IL 60131

Enterprise Zone Eligible

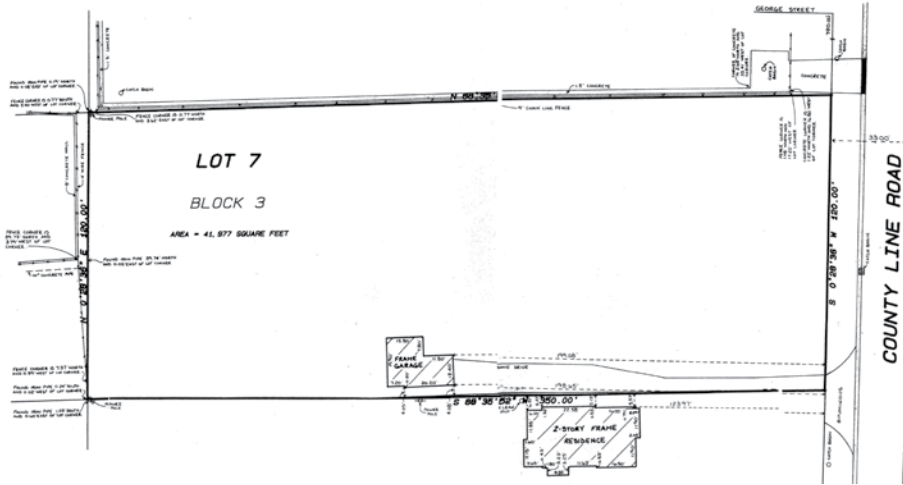


- ±2 Acres Available
- DuPage County
- Excellent Build to Suit Opportunities
- Close Proximity to I-290, I-294, Rt. 83, O'Hare Airport
- Zoned I-1
- Potential Uses: warehousing, distribution, light assembly, laboratory, medical, dental, research & development, college and tech schools
- SALE PRICE: Subject to Offer

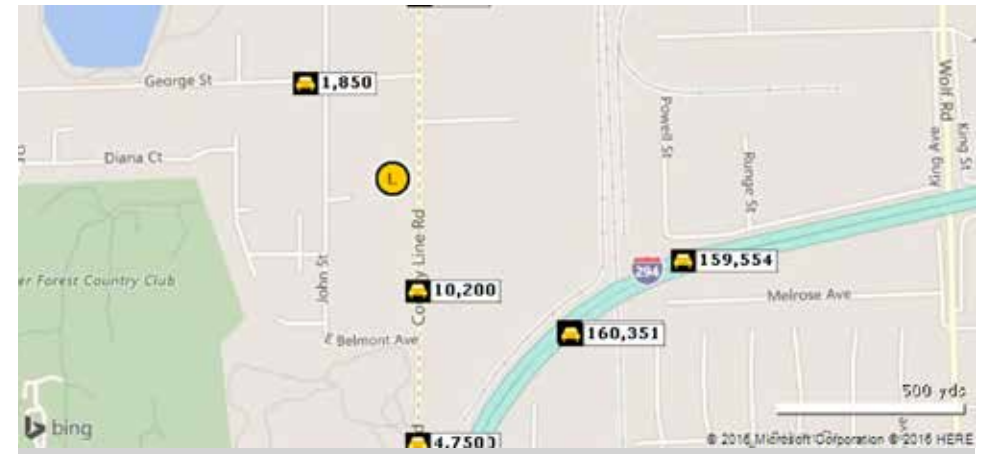
±2 ACRES OF LAND AVAILABLE FOR SALE

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Floor Plan



Traffic Count



Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
Alley	0.07 S	2014	10,200	MPSI	.18
Belmont Ave	0.08 S	2010	10,200	AADT	.18
John St	0.03 E	2012	1,850	AADT	.20
County Line Rd	0.02 S	2014	4,750	AADT	.28
Sesame St	0.02 S	2014	10,200	MPSI	.35
	0.00	2010	162,318	MPSI	.36
Grand Ave	0.37 SW	2014	160,351	MPSI	.36
Grand Ave	0.15 S	2014	10,200	MPSI	.41
Alley	0.17 N	2014	4,750	AADT	.41
Wolf Rd	0.42 E	2014	159,554	MPSI	.46