

AVAILABLE FOR LEASE

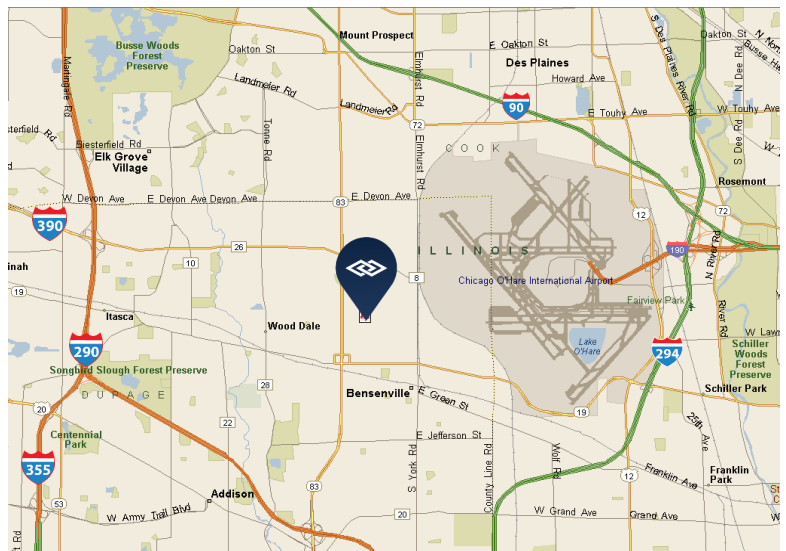
500 COUNTRY CLUB DRIVE, BENSENVILLE, ILLINOIS

****DUAL RAIL SPUR****
Union Pacific & Canadian Pacific



BUILDING SPECIFICATIONS

BUILDING SIZE:	301,338 SF
AVAILABLE SPACE:	174,178 SF
OFFICE:	6,184 SF
CEILING HEIGHT:	21' 6"
LOADING:	17 exterior docks 1 drive-in door
TRAILER PARKING:	14 trailers
CAR PARKING:	28 cars
BAYS:	40' x 39'
POWER:	600 amps; 480 volt
SPRINKLER:	Class IV
REAL ESTATE TAXES:	\$1.01 psf (2020 estimated)
CAM:	\$0.17 psf (2019 estimated)
INSURANCE:	\$0.05 psf (2019 estimated)
MANAGEMENT FEE:	3% of total gross rent
LEASE RATE:	\$4.95 net psf



FEATURES

- Rail providers-Union Pacific/Canadian Pacific
- 4 rail doors (with Dual Spur, 8 rail car positions)

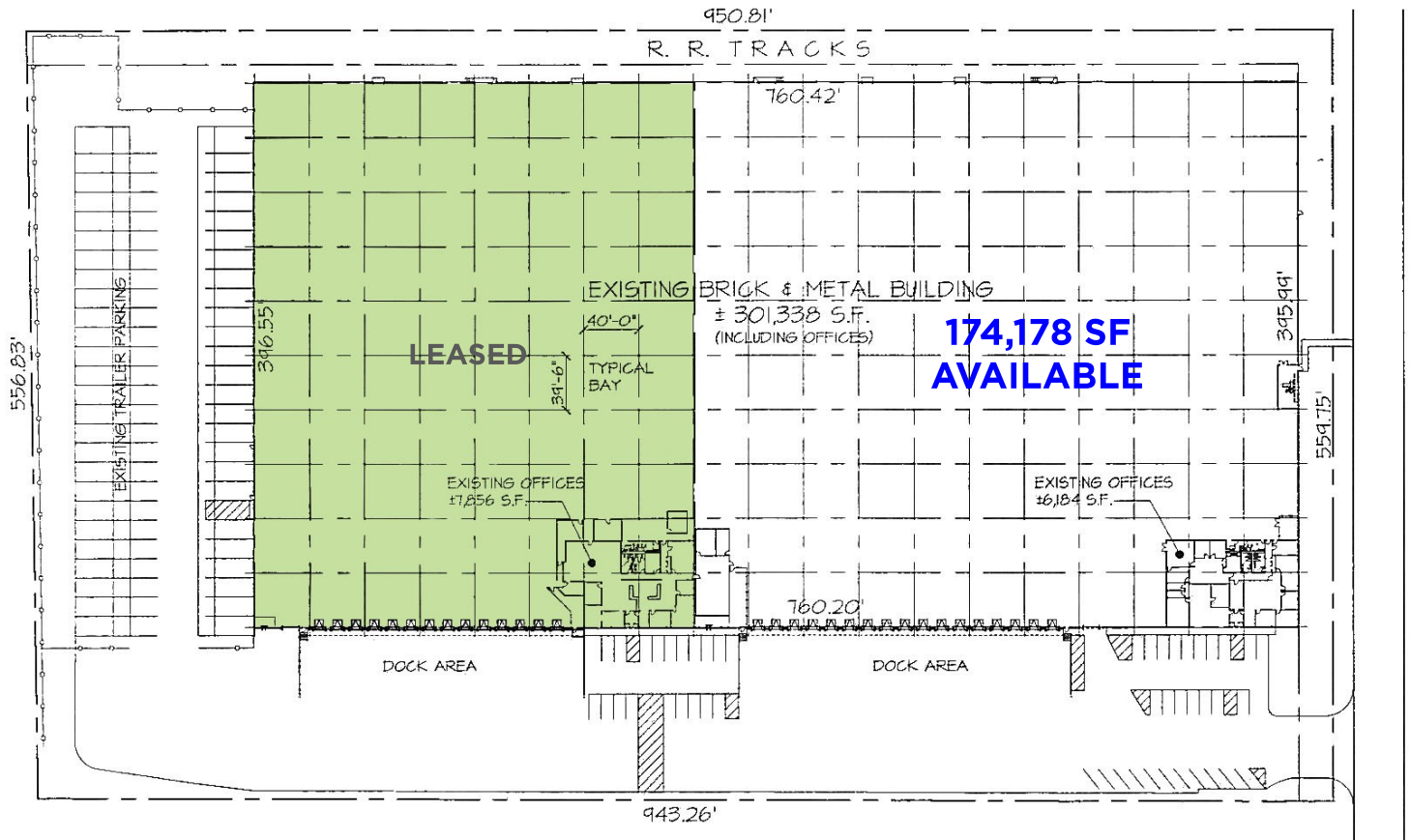
FOR ADDITIONAL
 INFORMATION,
 PLEASE CONTACT:

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