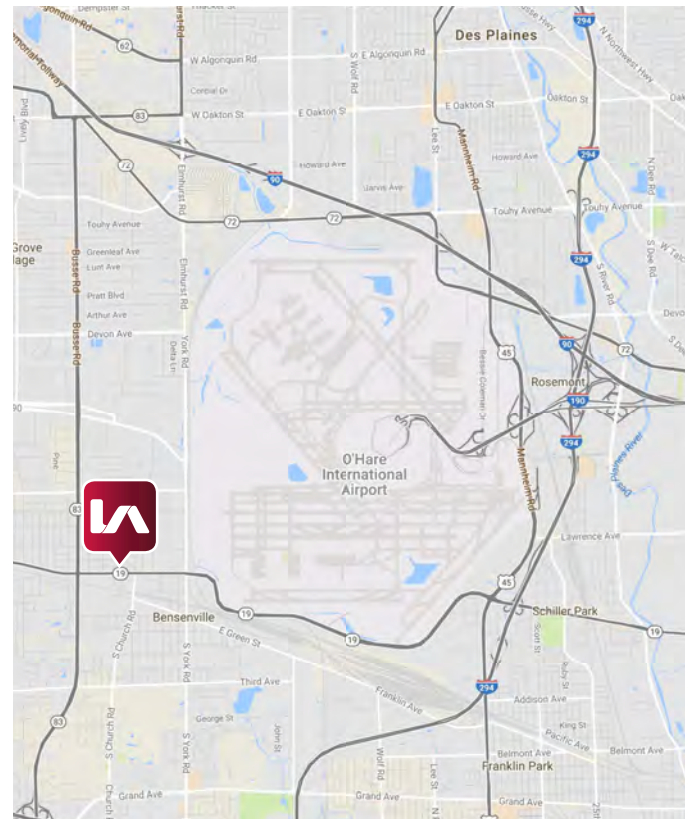


AVAILABLE FOR SALE OR LEASE
822-834 EAGLE DRIVE
BENSENVILLE, ILLINOIS



BUILDING SPECIFICATIONS:

BUILDING SIZE:	9,514 SF
AVAILABLE – UNIT 828:	2,000 SF
AVAILABLE – UNIT 834:	2,000 SF
SITE SIZE:	30,492 SF
CLEAR HEIGHT:	12'
LOADING:	5 drive-in doors (10'x10')
YEAR BUILT:	1980
PARKING:	25 cars
POWER:	100 amps / 110 volts
HVAC:	Gas-forces air in warehouse A/C in offices
ZONING:	I-1 – Industrial
TAXES:	\$2.19 PSF (2017 actual)
PIN:	03-11-312-046
SALE PRICE:	\$650,000
LEASE RATE:	\$8.50 PSF Modified Gross
COMMENTS:	<ul style="list-style-type: none">› Located near O'Hare International Airport› Low DuPage County taxes› 5 units; user / investor potential



Brad Simousek
Associate
bsimousek@lee-associates.com
D 773.355.3016

Michael J. Plumb
Principal
mplumb@lee-associates.com
D 773.355.3019

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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