

BRIDGE POINT FRANKLIN PARK

10601 Franklin Avenue, Franklin Park (Facility #2)

174,355 SF AVAILABLE

282,075 SF Building



NEW CONSTRUCTION AVAILABLE FOR LEASE

- Facility #2: 282,075 SF Building
- 174,355 SF Available (divisible to 25,000 SF)
- Adjacent to Canadian Pacific rail yard
- Signage and visibility along I-294 (176,000 vehicles per day)
- Blocks from O'Hare Airport
- Low Cook County taxes (Class 6B in place)

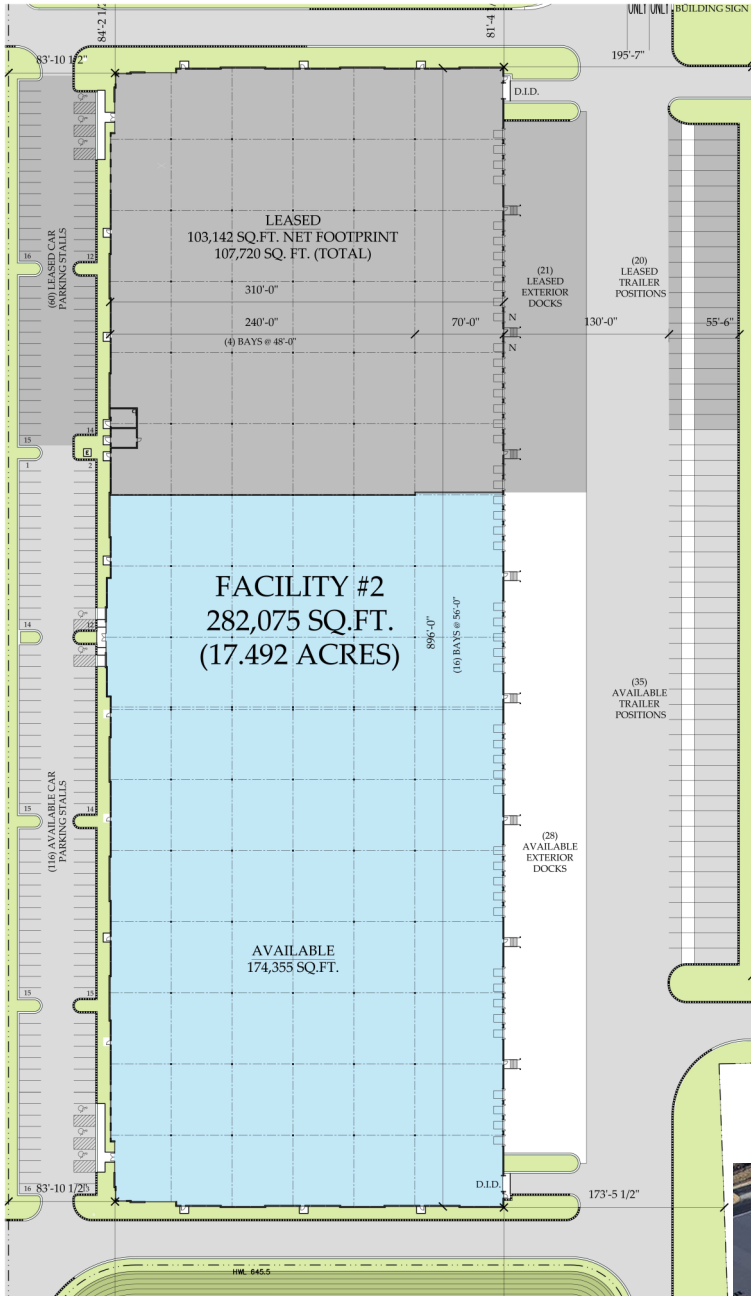


FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:

JEFFREY J. PROVENZA
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RICHARD G. DALY, SIOR
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SITE PLAN



Facility #2 (10601 Franklin Ave)

- 282,075 SF building
- **174,355 SF available** (divisible to 25,000 SF)
- Office to suit
- 32' clear
- 28 exterior docks (*expandable*)
- 1 drive-in door
- 35 trailer positions
- 56' x 48' column spacing
- 116 car parking
- 3000a; 277/480v, 3-phase, 4-wire
- ESFR
- Lease Rate: Subject to Offer



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SITE PLAN

**10501-10701 FRANKLIN AVENUE
FRANKLIN PARK, ILLINOIS**



Facility #3 (10701 Franklin Ave)

- 277,762 SF
- **277,762 SF available**
- 32' clear
- 43 exterior docks (*expandable*)
- 2 drive-in doors
- 60 trailer positions
- 56' x 52' column spacing
- 176 car parking
- 3000a; 277/480v

Facility #2 (10601 Franklin Ave)

- 282,075 SF
- **174,355 SF available**
- 32' clear
- 28 exterior docks (*expandable*)
- 1 drive-in door
- 35 trailer positions
- 56' x 48' column spacing
- 116 car parking
- 3000a; 277/480v

Facility #1 (10501 Franklin Ave)

- 184,611 SF
- **66,840 SF available**
- 32' clear
- 9 exterior docks (*expandable*)
- 1 drive-in door
- 56' x 42'6" column spacing
- 53 car parking
- 2000a; 277/480v

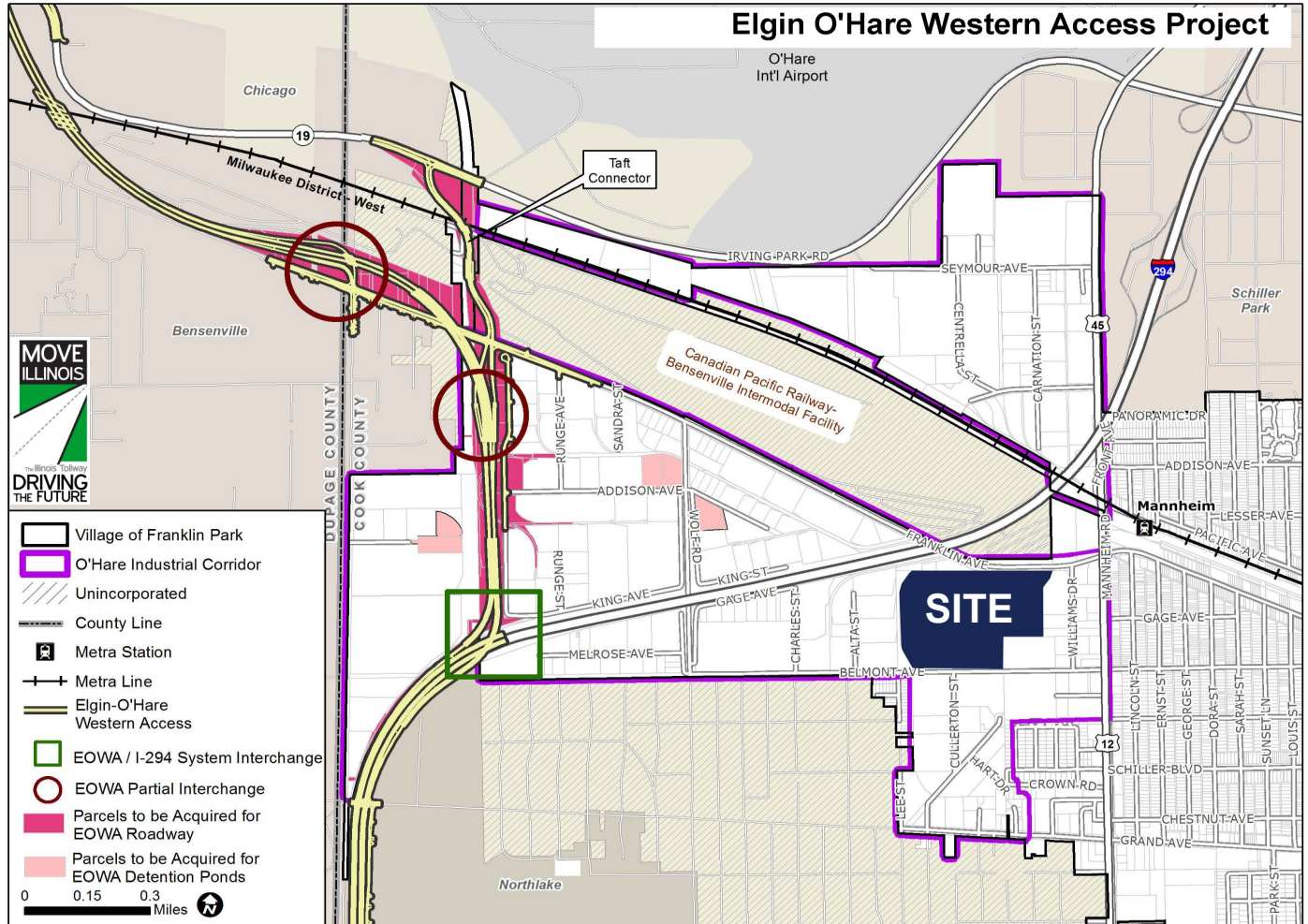
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ELGIN O'HARE WESTERN ACCESS PROJECT

10601 FRANKLIN AVENUE
FRANKLIN PARK, ILLINOIS



Future access to site from I-294 North via new Franklin Ave / County Line Road Interchanges.

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ACCESS TO/FROM BRIDGE POINT FRANKLIN PARK



- 1 mile from future full interchange at I-294 and Franklin Ave
- 1.3 miles from Irving Park Rd Interchange at I-294
- 1.5 miles from O'Hare South Cargo entrance

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