

# AVAILABLE FOR SUBLEASE

248 BEINORIS DRIVE  
WOOD DALE, ILLINOIS

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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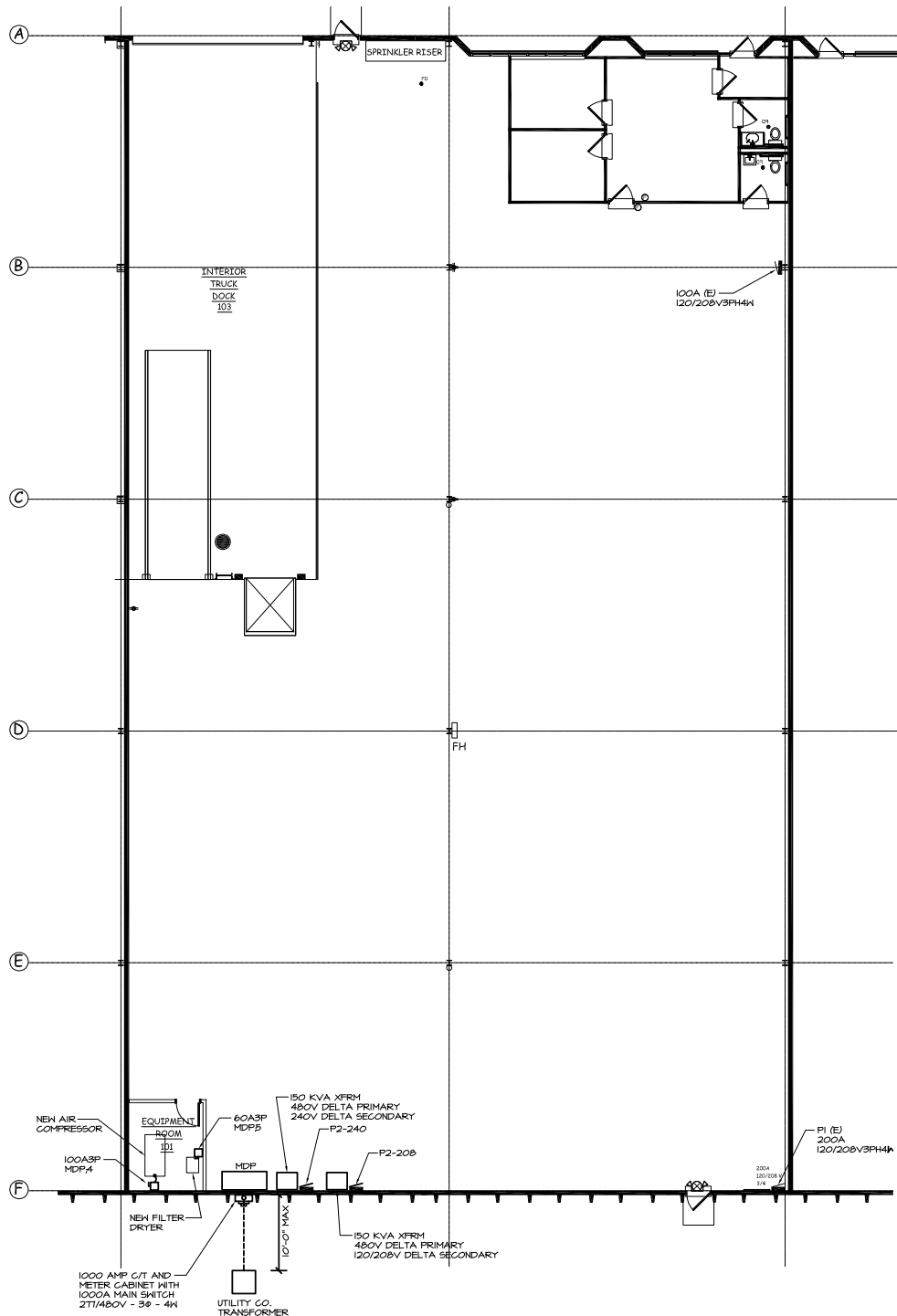
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**SITE PLAN:**







**BUILDING SPECIFICATIONS:**

<b>BUILDING SIZE:</b>	66,230 SF
<b>AVAILABLE SIZE:</b>	13,246 SF
<b>OFFICE:</b>	±750 SF
<b>BAY SIZE:</b>	43' x 30'
<b>CLEAR HEIGHT:</b>	18'
<b>LOADING:</b>	<ul style="list-style-type: none"> <li>› One (1) Dock (Expandable)</li> <li>› One (1) Drive-In Door</li> </ul>
<b>SPRINKLER:</b>	Fully
<b>PARKING:</b>	12 Free Surface Spaces
<b>LIGHTING:</b>	T5 Light Fixtures
<b>POWER:</b>	750 Amps @ 480 Volt 3-Phase 100 Amps @ 240 Volt 3-Phase 100 Amps @ 240 Volt 120 Amps @ 120 Volt
<b>RE TAXES:</b>	\$1.40 PSF
<b>LEASE RATE:</b>	Subject To Proposal
<b>LEASE DETAILS:</b>	Sublease through January 31st, 2021
<b>COMMENTS:</b>	<ul style="list-style-type: none"> <li>› Low DuPage County Taxes</li> <li>› Modern Pre-Cast Facility</li> <li>› Heavy Power/Power Distribution</li> <li>› Ideal For Manufacturing Use</li> </ul>

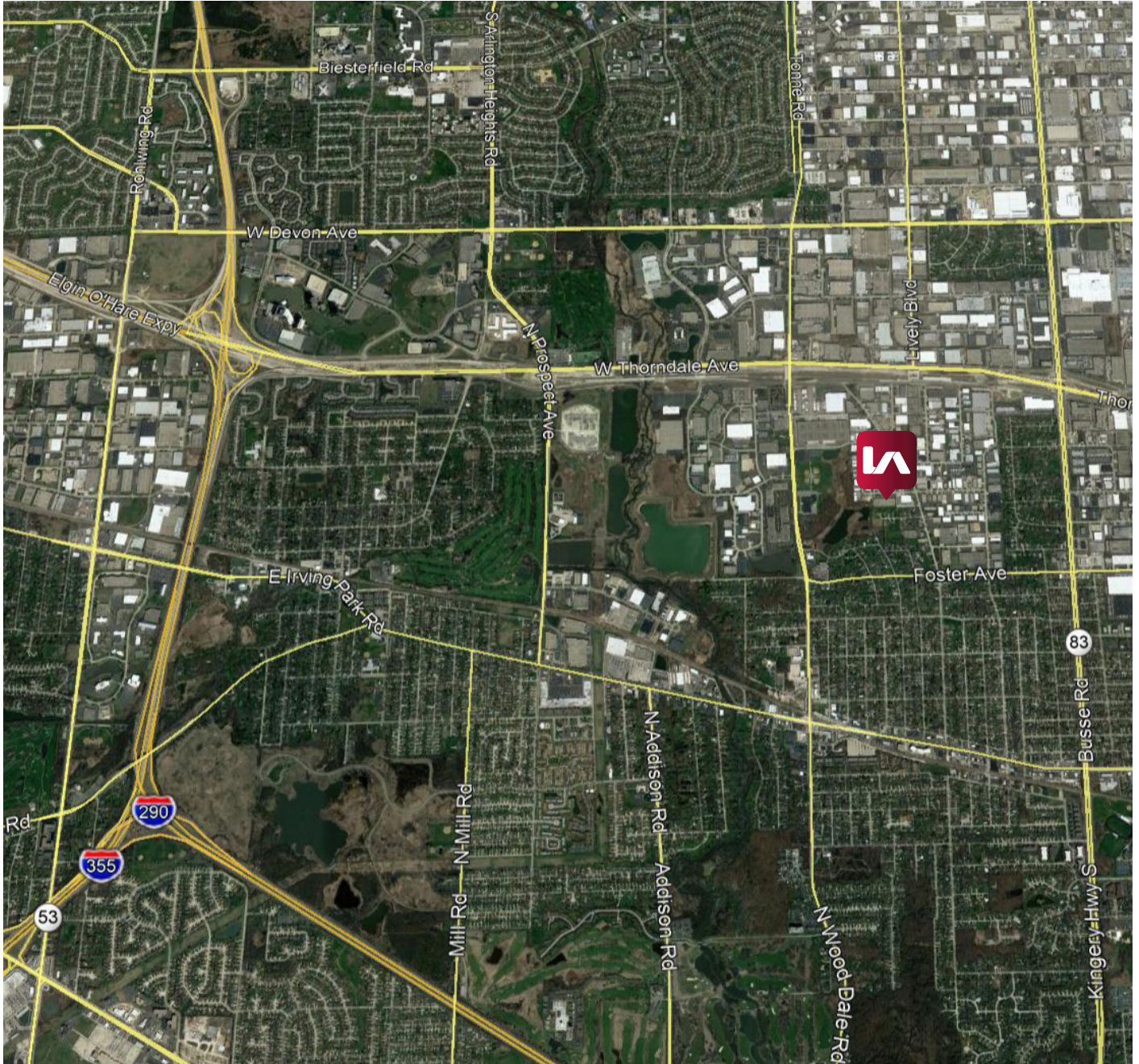




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