

« 155 FORT HILL DRIVE

106,512 SF AVAILABLE FOR LEASE
NAPERVILLE, IL

 CUSHMAN &
WAKEFIELD

 HIGH STREET
LOGISTICS PROPERTIES

AMBASSADOR DRIVE

Fenced Truck Court

FORT HILL DRIVE

OVERVIEW

155 Fort Hill

Available Immediately

Lease Rate: STO

Available SF: 106,512 SF

Office SF: 13,000 SF

Site Size: 10.66 Acres

Clear Height: 33'

Exterior: 9 Docks

Interior: 2 Docks

Drive-in Doors: 3 (1 Drive-Thru)

Car Parking: 142

Trailer Parking: 105 Stalls

Year Built: 2000

Power: 1,600 Amps, 3-phase, 277/480 Volt

Sprinkler: ESFR

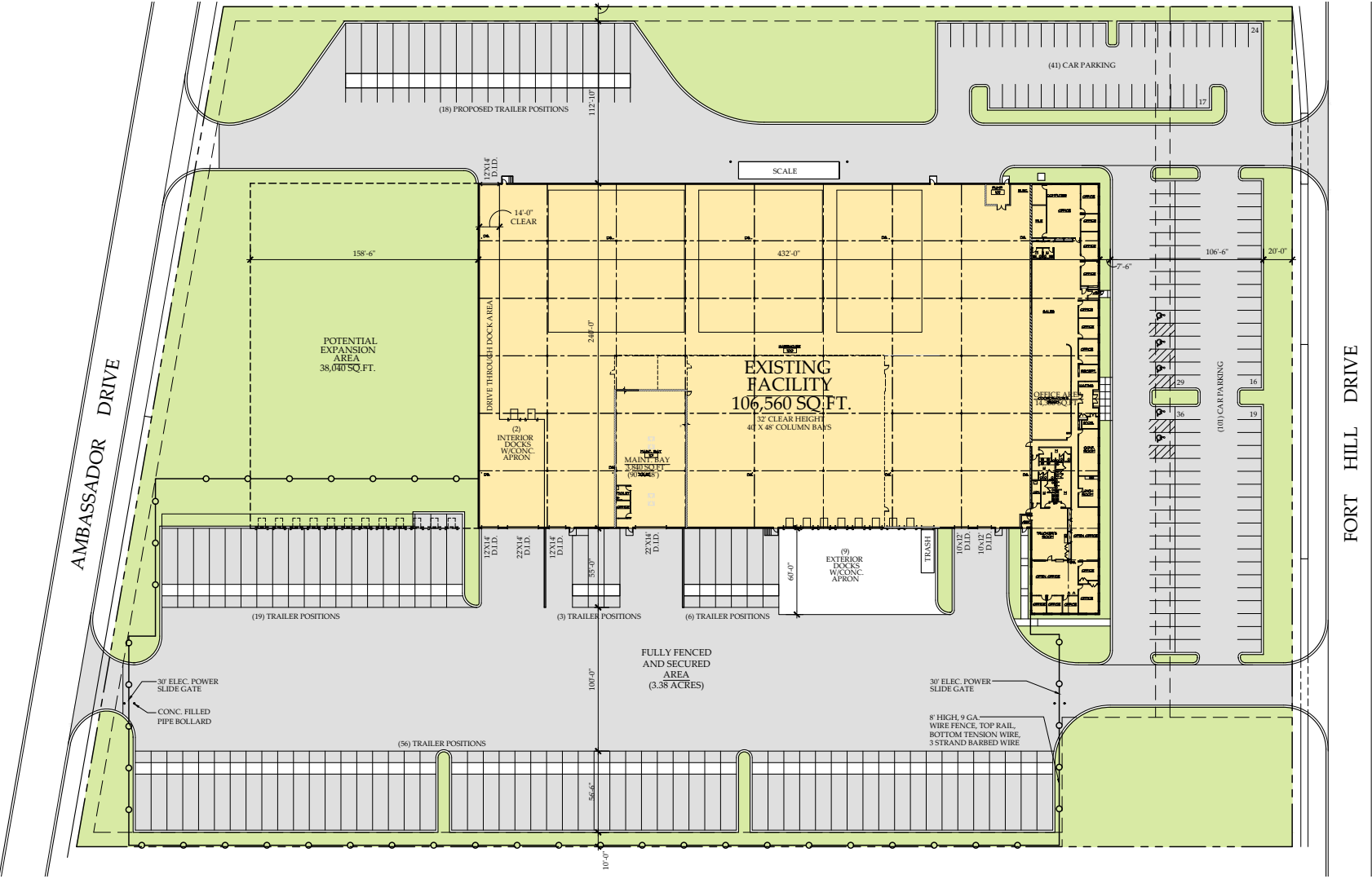
Heat: Gas Forced

Highlights and Planned Improvements

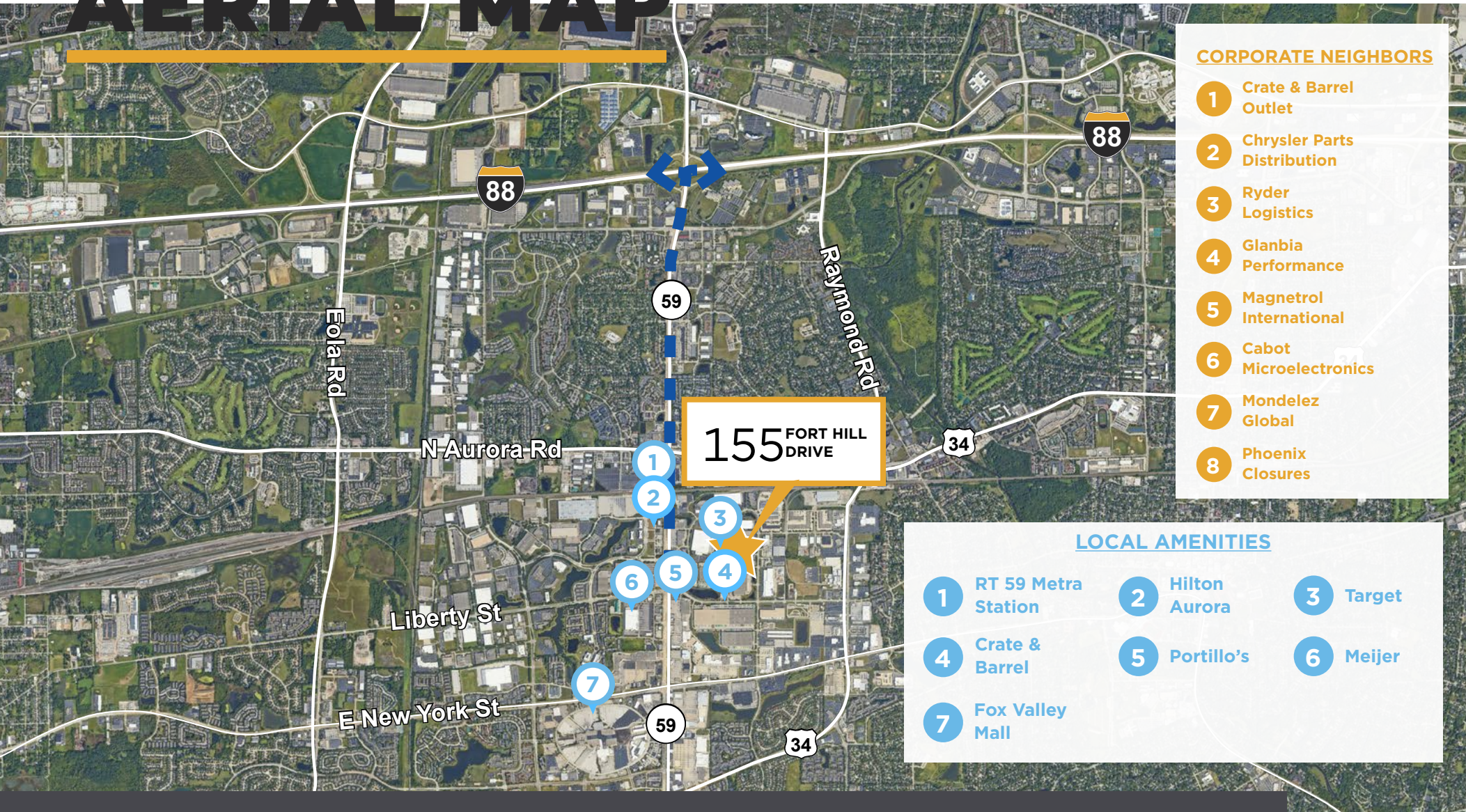
- New Roof 2023 with Warranty in Place Until 2043
- Secured Truck Court
- Exterior Painting
- Repaving the Lot
- Multiple Ingress/Egress Points
- Expandable



SITE PLAN



AERIAL MAP



3 Miles
to Interstate 88

27.9 Miles
to Midway Airport

31.6 Miles
to O'Hare Airport

34.9 Miles
to Downtown Chicago



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