

# «155 FORT HILL DRIVE NAPERVILLE, ILLINOIS



106,512 SF  
AVAILABLE  
FOR LEASE



# OVERVIEW

|                  |   |
|------------------|---|
| Available SF:    | 106,512 SF  |
| Office SF:       | 13,000 SF   |
| Site Size:       | 10.66 Acres   |
| Clear Height:    | 33'   |
| Docks:           | 9 Exterior Docks (Expandable to 18)<br>2 Interior Docks |
| Drive-in Doors:  | 3 (1 Drive-Through)                                     |
| 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: | <ul style="list-style-type: none"><li>• New Roof 2023 with Warranty in Place Until 2043</li><li>• Fully Fenced and Secured Truck Court / Trailer Lot</li><li>• Multiple Ingress/Egress Points</li><li>• Expandable</li></ul> |



**155 Fort Hill**

**Available Immediately**

**Lease Rate: STO**

**EXTERIOR REPAINTED**





An aerial photograph of an industrial park. A large yellow polygon is drawn over the central part of the image, highlighting a specific area. This area includes a large white-roofed industrial building, a paved parking lot, and a grassy area. To the left of the highlighted area is another parking lot with many cars. To the right is a long industrial building with several loading docks and trucks. The background shows more industrial buildings and a parking lot. A small yellow circle with a dot inside is located at the top-left corner of the yellow polygon.

**VIDEO TOUR**

**FULLY REPAVED LOTS**

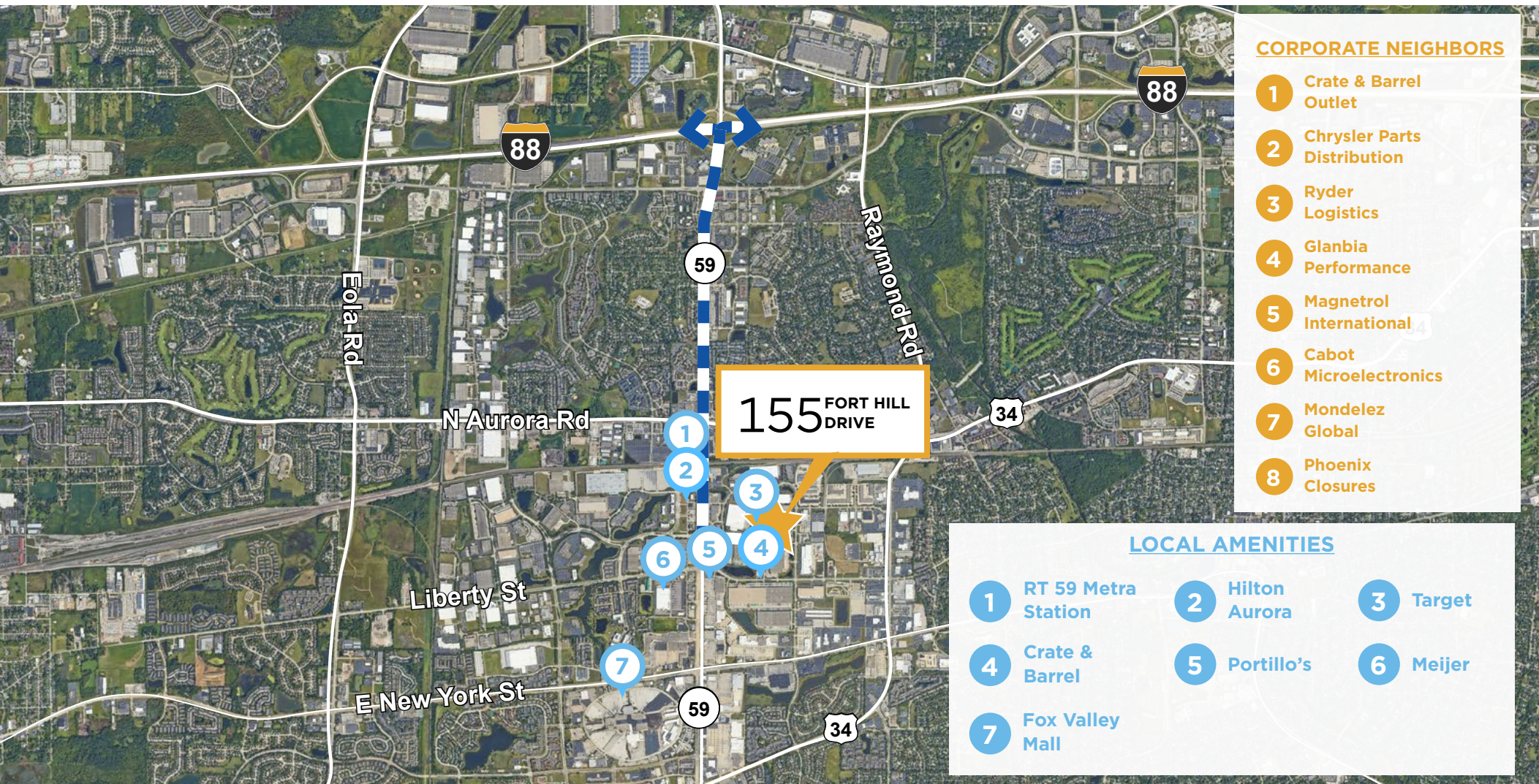




[illegible]



# 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





# 155 FORT HILL DRIVE»

## NAPERVILLE, ILLINOIS



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**HIGH STREET**  
LOGISTICS PROPERTIES



**CUSHMAN &  
WAKEFIELD**