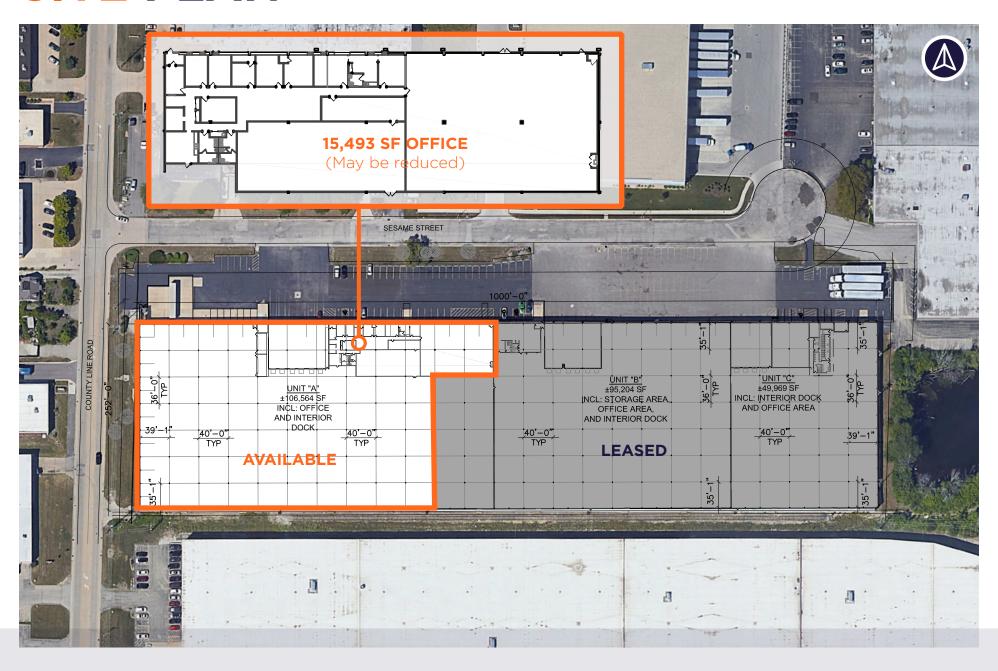


## PROPERTY HIGHLIGHTS

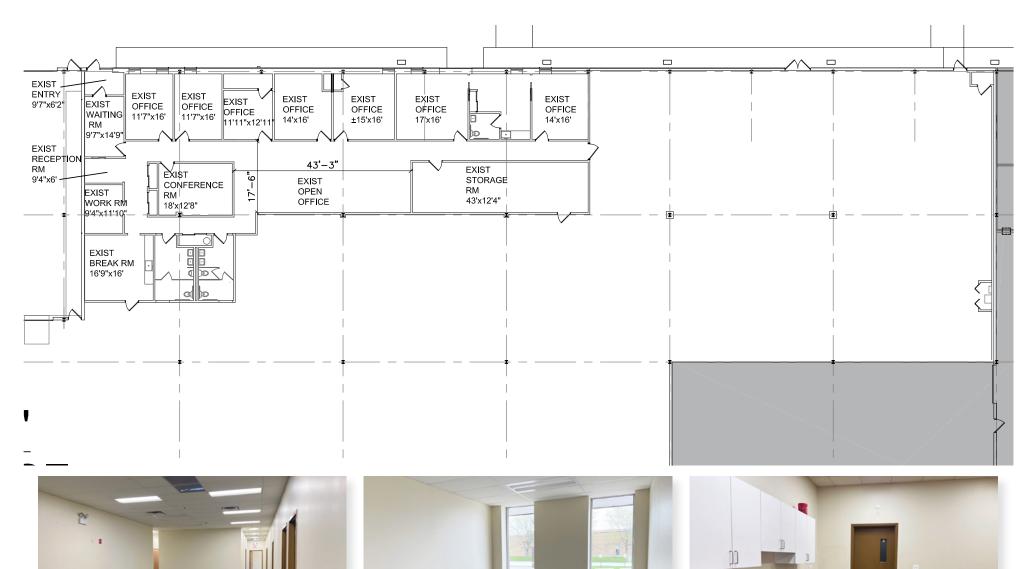
Available Space:	Unit A: 106,406 SF
Total Building Size:	252,000 SF
Office SF:	15,493 SF (May be reduced)
Interior Docks:	6 Docks
Drive-in Door:	1 Door
Rail Doors:	5 Potential
Power:	800a @277/480v
Clear Height:	22'
Bay Size:	35' x 40'
Sprinkler:	Wet
Asking Lease Rate:	Subject to offer
Taxes:	\$4.00 PSF
CAM:	\$0.90 PSF
INS:	\$0.15 PSF
Comments:	<ul> <li>New LED lighting</li> <li>Renovations to Sesame Street now complete with newly poured concrete</li> </ul>



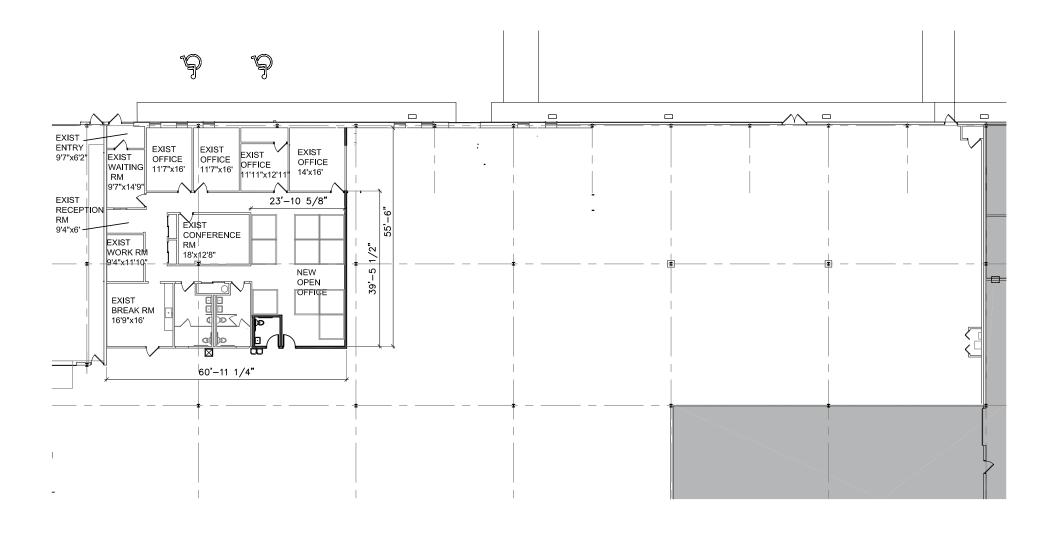
### **SITE PLAN**



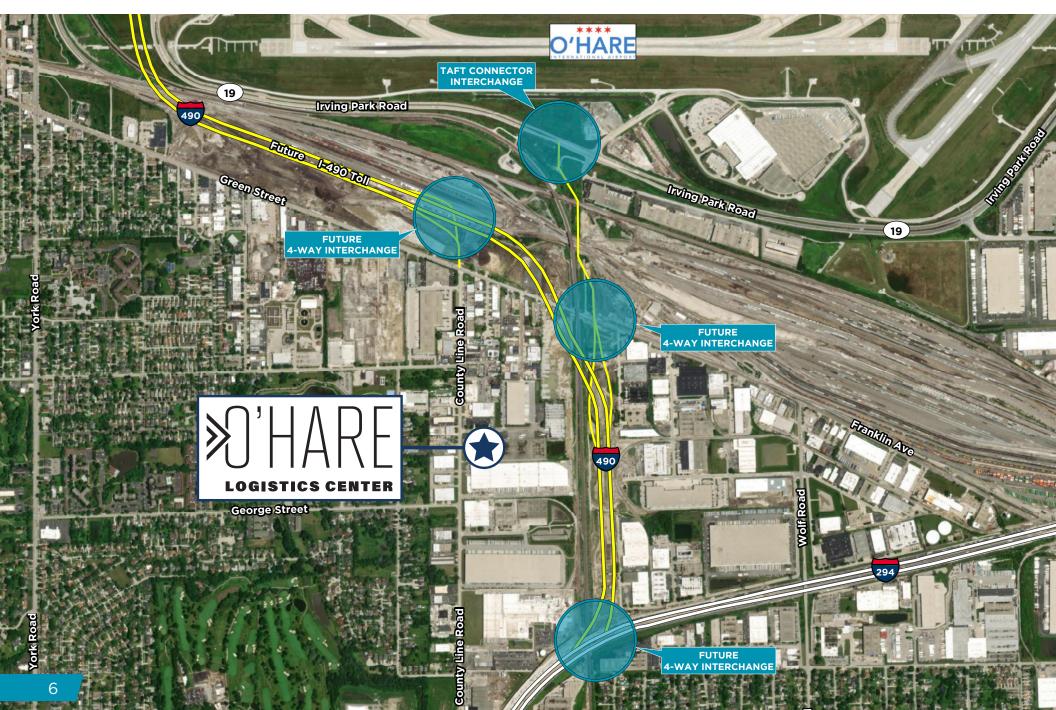
## **OFFICE ALTERNATIVE**



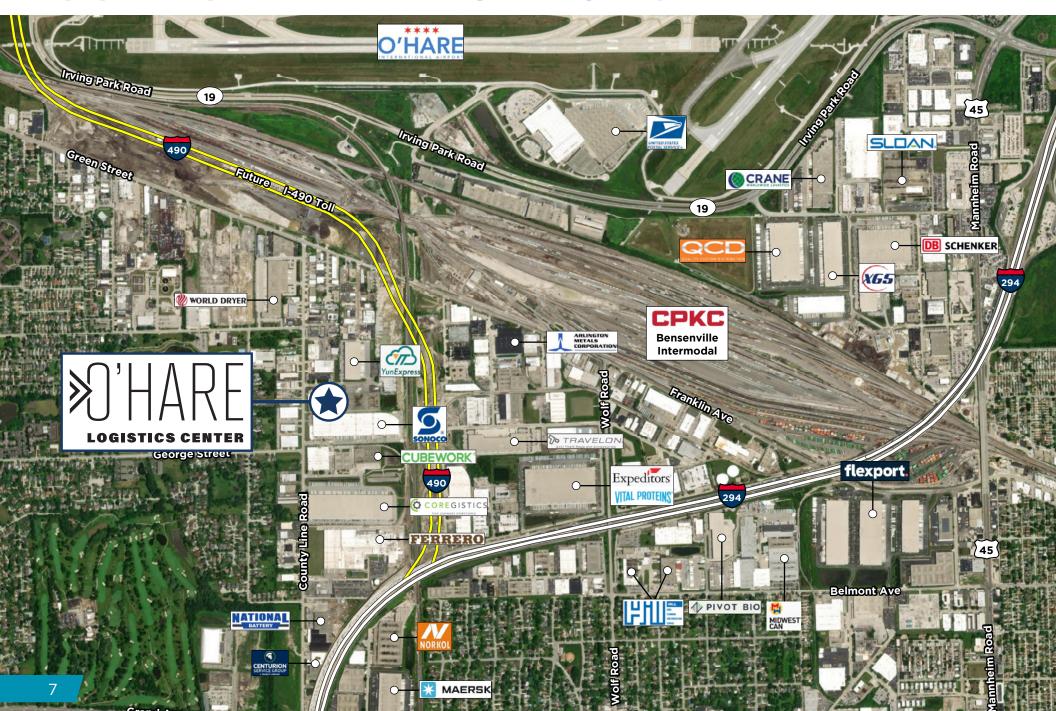
## **OFFICE ALTERNATIVE**



## **INGRESS EGRESS**



## **CORPORATE NEIGHBORS**





# LOCATION

2.4 MILES
TO O'HARE AIRPORT

**3.3 MILES**TO 1-294

**7.5 MILES**TO 1-355

8.3 MILES

19.9 MILES
TO DOWNTOWN CHICAGO

21.3 MILES
TO MIDWAY AIRPORT









### **CONTACT**

### **SEAN HENRICK, SIOR**

Vice Chair +1 847 518 3215 sean.henrick@cushwake.com

#### **DOUG PILCHER**

Executive Director + 1 847 518 3285 doug.pilcher@cushwake.com

### **AL CARUANA**

Executive Managing Director +1 847 720 1326 al.caruana@cushwake.com

### **MICHAEL LABEK**

Senior Associate +1 312 470 2309 michael.labek@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.