

# FOR LEASE OR SALE

## 5,735 – 11,576 SF



BENSENVILLE, IL

## 691 COUNTRY CLUB DRIVE

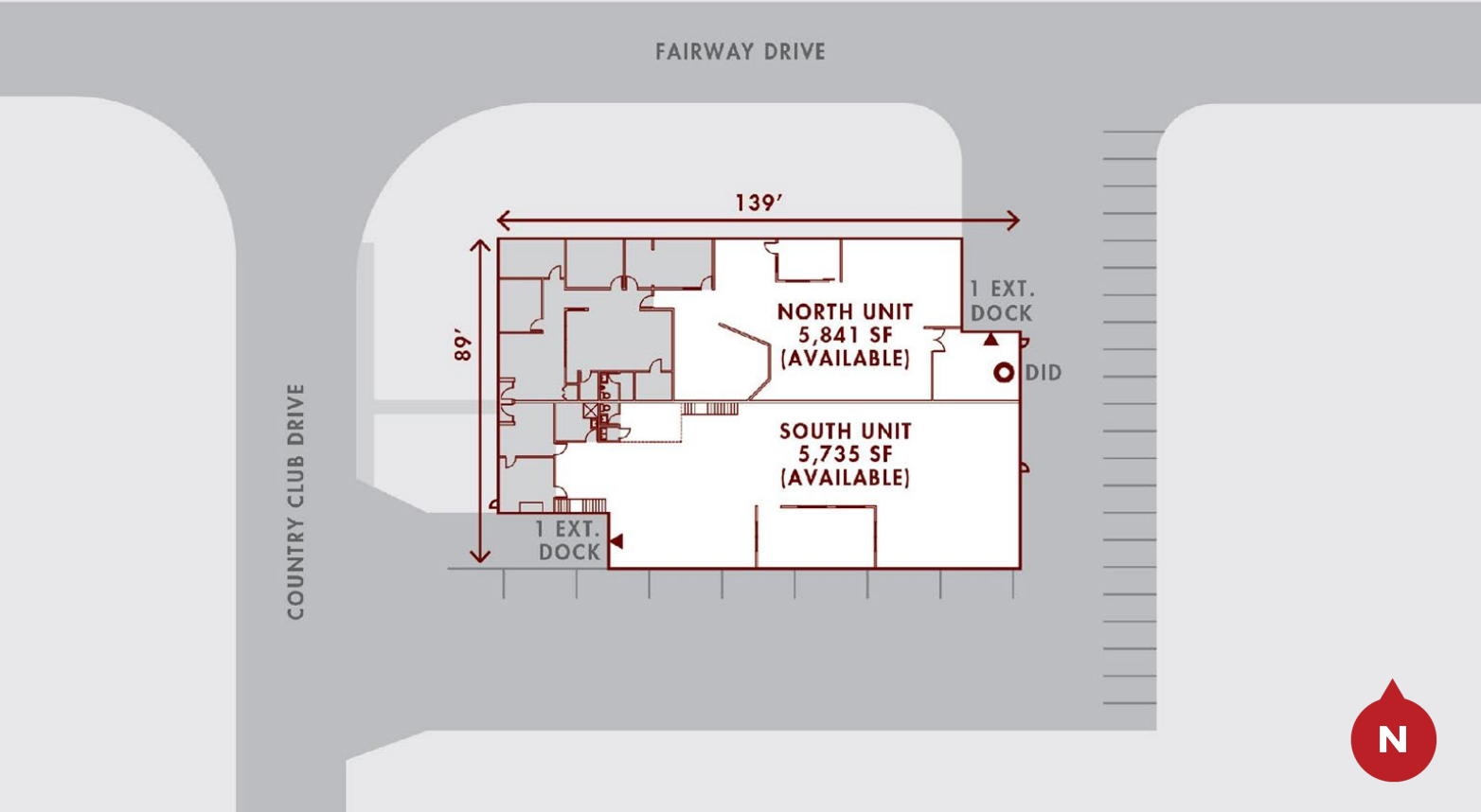
### COMMENTS

- Efficient, Open Warehouse
- Business Park Setting with Quick Access to I-90, I-294, I-290, I-355
- Close Proximity to O'Hare International Airport
- Minutes from Bensenville Intermodal
- Low, Stable DuPage County Taxes
- Strong Surrounding Labor Pool
- Professionally Owned and Managed

### BUILDING DETAILS

|               |                                                                                           |
|---------------|-------------------------------------------------------------------------------------------|
| Building Size | 11,576 SF                                                                                 |
| North Unit    | Total SF: 5,841<br>Office SF: 2,222<br>Loading: 1 Exterior Dock<br>1 Shared Drive-in Door |
| South Unit    | Total SF: 5,735<br>Office SF: 585<br>Loading: 1 Exterior Dock<br>1 Shared Drive-in Door   |
| Clear Height  | 15'                                                                                       |
| Parking       | 1.9/1,000                                                                                 |
| Power         | 800 Amps, 120/208 Volts, 3-Phase                                                          |

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| UNIT          | TOTAL SF      | OFFICE SF | ASKING RATE<br>(MODIFIED GROSS) |
|---------------|---------------|-----------|---------------------------------|
| North         | 5,841         | 2,222     | Subject to Offer                |
| South         | 5,735         | 585       | Subject to Offer                |
| <b>TOTALS</b> | <b>11,576</b> |           |                                 |

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