



±16,596 SF INDUSTRIAL SPACE AVAILABLE

**FOR LEASE**

**2002 BLOOMINGDALE ROAD | GLENDALE HEIGHTS, IL 60139**

**JUSTIN LERNER, SIOR**

847.588.5665

[justin.lerner@transwestern.com](mailto:justin.lerner@transwestern.com)

**JOE KARMIN**

847.588.5670

[joe.karmin@transwestern.com](mailto:joe.karmin@transwestern.com)

**MICHAEL MARCONI, SIOR**

*Managing Broker*

847.588.5689

[michael.marconi@transwestern.com](mailto:michael.marconi@transwestern.com)

±16,596 SF INDUSTRIAL SPACE AVAILABLE

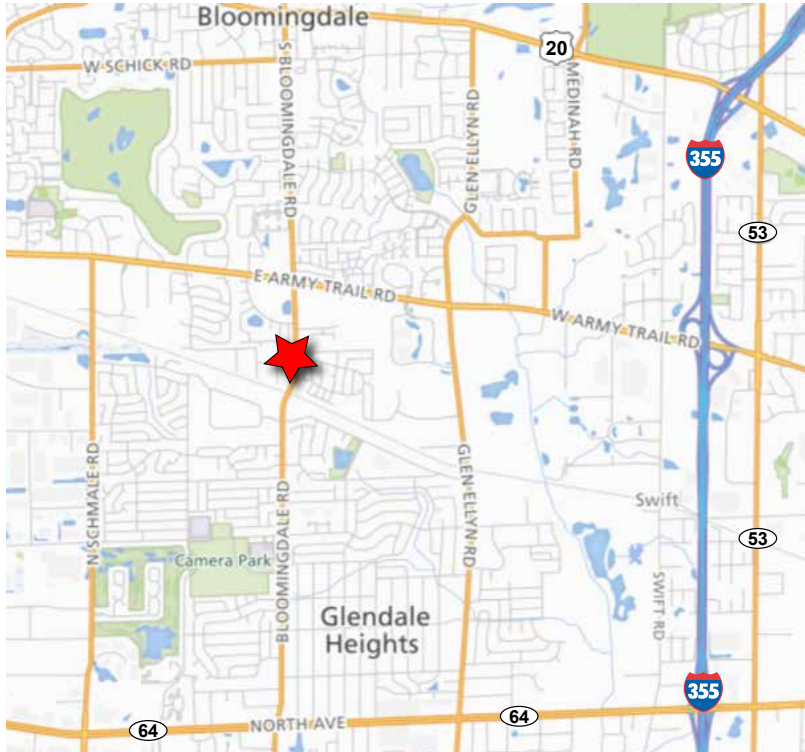
# FOR LEASE

2002 BLOOMINGDALE ROAD | GLENDALE HEIGHTS, IL 60139



## SPECIFICATIONS

- Building Size: ±31,919 SF
- Available Size: ±16,596 SF
- Land Area: ±2.14 AC
- Office Area: ±3,880 SF
- Ceiling Height: ±21'
- Loading: 2 Interior Docks / 1 Drive-in Door
- Construction: Precast
- Year Built: 2000
- Power: 400 - 800 Amps
- Heating: Gas
- Parking: 52 Cars (Entire Building)
- Lease Rate: \$5.95 PSF Net



## HIGHLIGHTS

- Institutional ownership / professionally managed
- Well-maintained precast facility
- Frontage along Bloomingdale Road
- Recently renovated
- Immediate access to I-355 via Army Trail Road
- Low DuPage County taxes

**JUSTIN LERNER, SIOR**

847.588.5665

justin.lerner@transwestern.com

**JOE KARMIN**

847.588.5670

joe.karmin@transwestern.com

**MICHAEL MARCONI, SIOR**

Managing Broker

847.588.5689

michael.marconi@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2019 Transwestern.

±16,596 SF INDUSTRIAL SPACE AVAILABLE

# FOR LEASE

2002 BLOOMINGDALE ROAD | GLENDALE HEIGHTS, IL 60139

**T** TRANSWESTERN®



## 2008 BLOOMINGDALE ROAD:

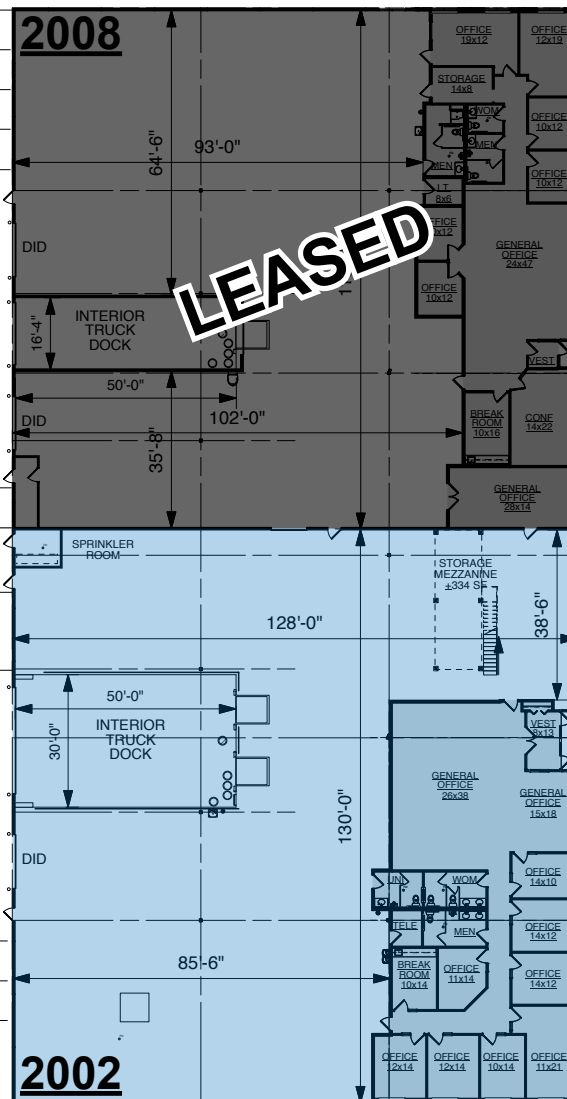
OFFICE: 3,690 S.F.  
WAREHOUSE: 11,587 S.F.  
COMMON SHARE: 46 S.F.  
TOTAL: 15,323 S.F.

PERCENTAGE OFFICE: 24.08%  
CLEAR HEIGHT: 21 FEET  
INTERIOR DOCK DOORS: 1  
DRIVE-IN DOORS: 2  
TYPICAL BAY: 42-8x41-4

## 2002 BLOOMINGDALE ROAD:

OFFICE: 3,880 S.F.  
WAREHOUSE: 12,667 S.F.  
COMMON SHARE: 49 S.F.  
TOTAL: 16,596 S.F.

PERCENTAGE OFFICE: 23.38%  
CLEAR HEIGHT: 21 FEET  
INTERIOR DOCK DOORS: 2  
DRIVE-IN DOORS: 1  
TYPICAL BAY: 42-8x41-4



BLOOMINGDALE ROAD

NORTH BRANDON DRIVE

**JUSTIN LERNER, SIOR**

847.588.5665

justin.lerner@transwestern.com

**JOE KARMIN**

847.588.5670

joe.karmin@transwestern.com

**MICHAEL MARCONI, SIOR**

Managing Broker

847.588.5689

michael.marconi@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2019 Transwestern.