INDUSTRIAL UNITS FOR LEASE

±30,000 SF (DIVISIBLE)

±5,000 SF & ±10,000 SF Units Available Institutionally Owned and Managed by:





# **464-480 COUNTRY CLUB DRIVE**

Bensenville, IL 60106 Property Website



### **Specifications:**

- Building Size: ±30,000 SF
- Land Area: ±1.5 AC
- Divisible: ±5,000 SF or ±10,000 SF
- Office Size: ±7,500 SF (Bldg Total)
- Ceiling Height: 18' Clear
- Loading: 6 Ext / 2 DID (Bldg Total)
- Power: 400A 120-240V 3PH
- Parking: 25 Cars (Bldg Total)
- Year Built: 1973
- Construction: Masonry
- 2019 RE Taxes: \$1.85 PSF
- Lease Rate: Subject to Offer

## **Highlights:**

- New institutional ownership!
- Flexible space options available
- Excellent proximity to O'Hare and the new I-390 expressway
- Low DuPage County taxes
- Make-ready improvements underway:
  - + Warehouse painted/professionally cleaned
  - + New warehouse and office LED lighting
  - New spec suite offices
  - New parking lot
  - New landscaping
  - Tuck pointing



#### **Contact Information:**

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## **BUILDING LAYOUT**

**Unit 478-80 10,000 SF**1,300 SF Office

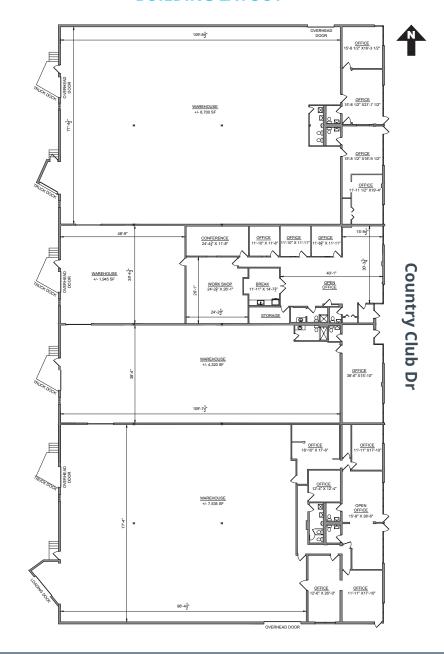
Unit 476 5,000 SF

3,055 SF Office\*

\* Office to be scaled back

**Unit 472 5,000 SF**680 SF Office

**Unit 464 10,000 SF**2,465 SF Office



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