

±3,522 SF
**INDUSTRIAL
SPACE
FOR LEASE**

Full
Renovation
2024

Hard-to-find
Smaller Unit
With Both
Dock and DID

Immediate
Access
to O'Hare


TRANSWESTERN
REAL ESTATE
SERVICES

1084 INDUSTRIAL DRIVE

Unit 3, Bensenville, IL 60106

[Property Website](#)

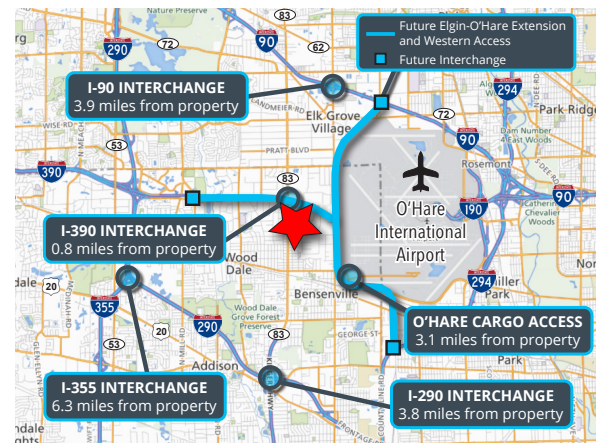


Specifications

- Building Size: ±20,856 SF
- Land Area: ±1.03 AC
- Available Size: ±3,522 SF
- Office Size: ±615 SF
- Ceiling Height: 13'6"
- Shared Loading: 1 Int Dock / 1 DID
- Power: 200A 208V
- Year Built: 1973
- Parking Ratio: 1/1000
- Construction: Masonry
- Operating Expenses: \$2.80 PSF
- **Lease Rate: Subject to Offer**

Highlights

- Full renovation 2024
- Hard-to-find smaller unit with both dock and DID
- Well-maintained building
- Immediate access to O'Hare
- Close proximity to Route 83, I-290, I-294 and I-390



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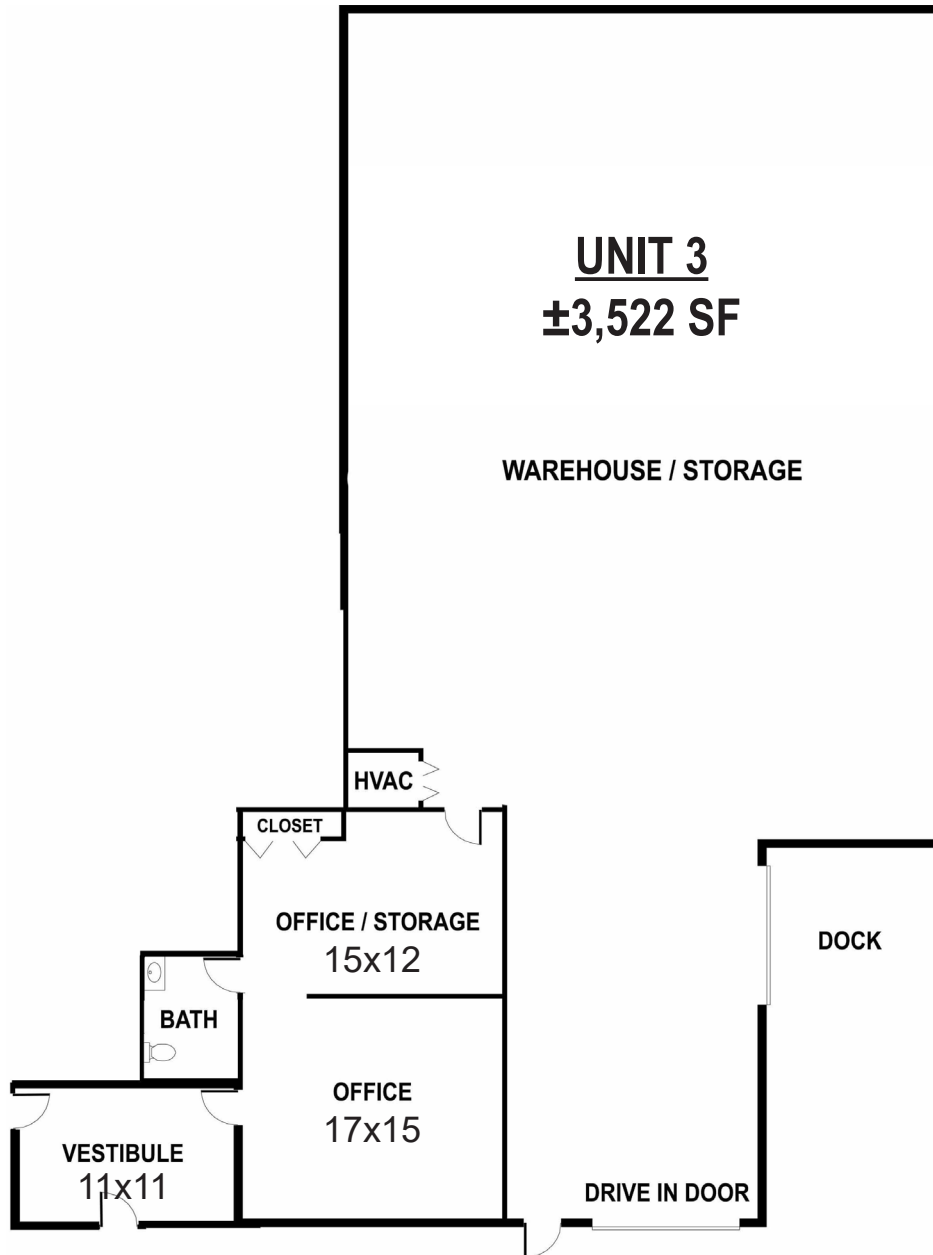

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FLOOR PLAN



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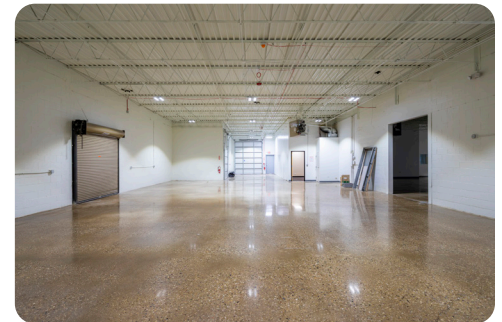

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PROPERTY PHOTOS



[**CLICK HERE TO SEE ALL PHOTOS FOR UNIT 3**](#)

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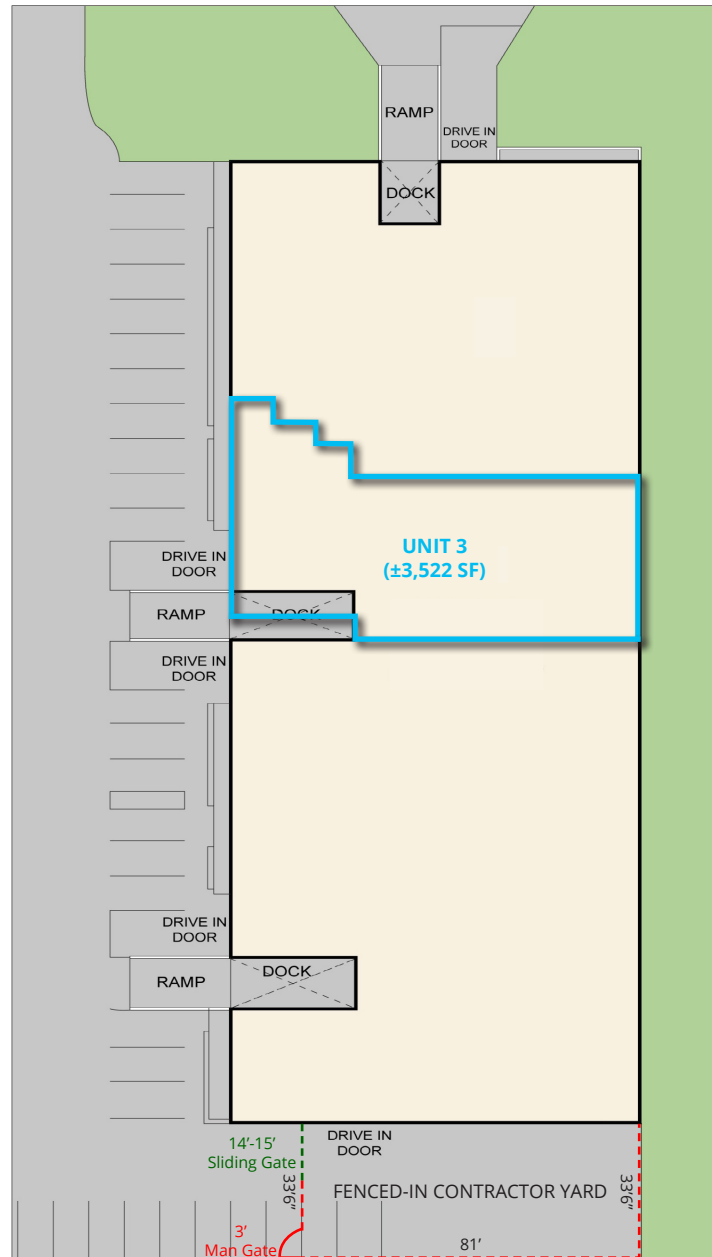

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SITE PLAN



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