

**INDUSTRIAL  
SPACE  
FOR LEASE**

**±2,700 -  
±9,900 SF**

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

Immediate  
Access  
to O'Hare



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# 1084 INDUSTRIAL DRIVE

Bensenville, IL 60106

[Property Website](#)

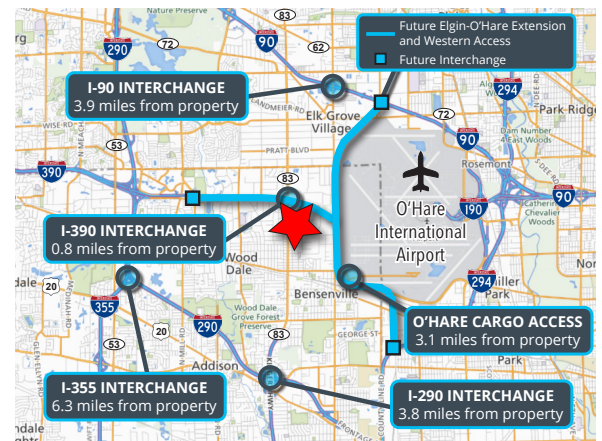


## Specifications

- Building Size: ±21,800 SF
- Land Area: ±1.03 AC
- **Unit 1: ±6,450 SF / ±1,200 SF Office**  
Private Loading: 1 Int Dock / 1 DID
- **Unit 3: ±3,450 SF / ±615 SF Office**  
Shared Loading: 1 Int Dock / 1 DID
- **Unit 6: ±2,700 SF / ±300 SF Office**  
Shared Loading: 1 Int Dock / 1 DID
- Ceiling Height: 13'6"
- Power: 200A 208V
- Year Built: 1973
- Parking Ratio: 1/1000
- Construction: Masonry
- **Lease Rate: Subject to Offer**

## Highlights

- Units 1 & 3 can be combined for a total of ±9,900 SF
- Unit 1: Full renovation 2023
- Units 3 and 6: New lighting in warehouse area
- Hard-to-find smaller units 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 (Elgin-O'Hare Tollway)
- Uses: industrial, contractor, manufacturing, distribution, service providers



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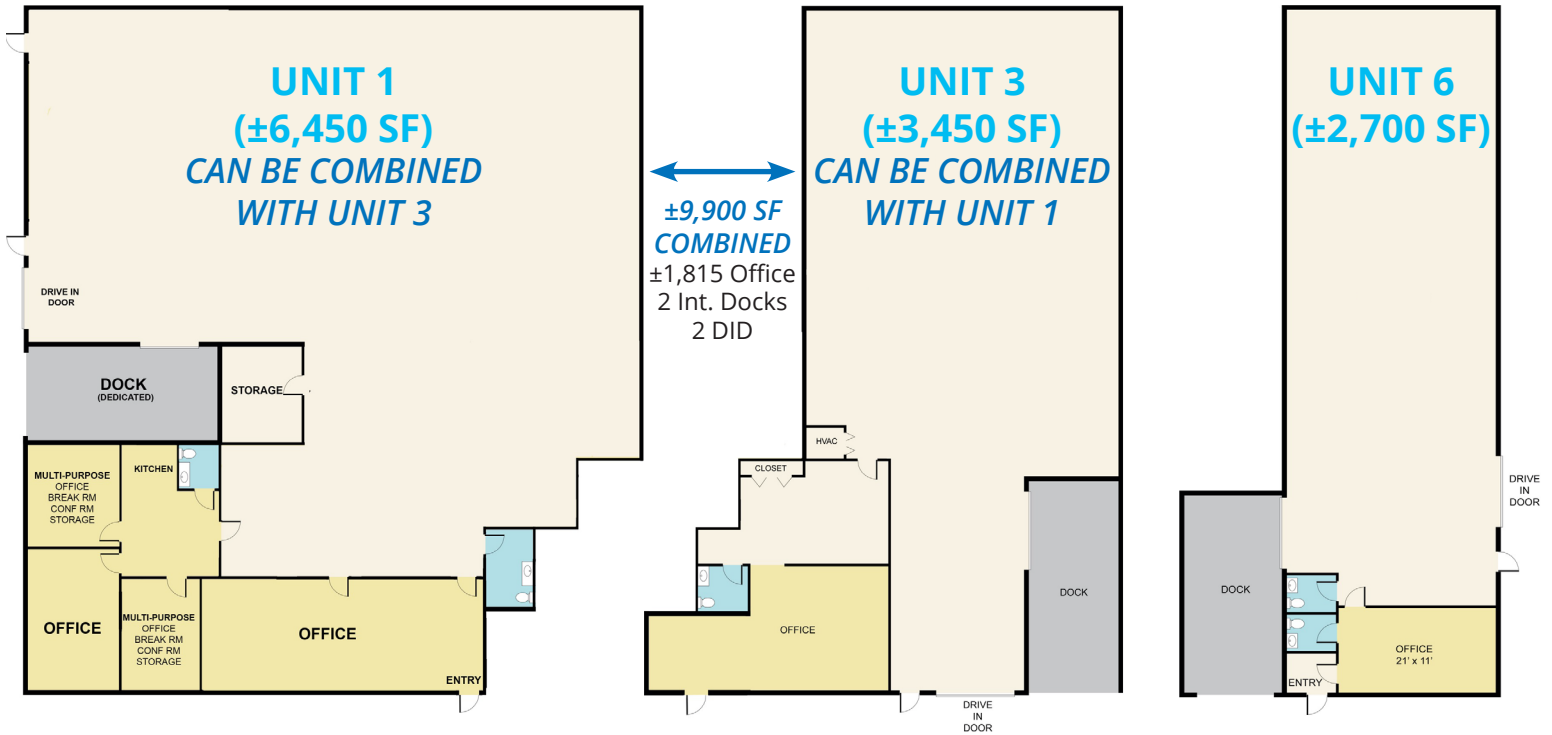
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## FLOOR PLANS



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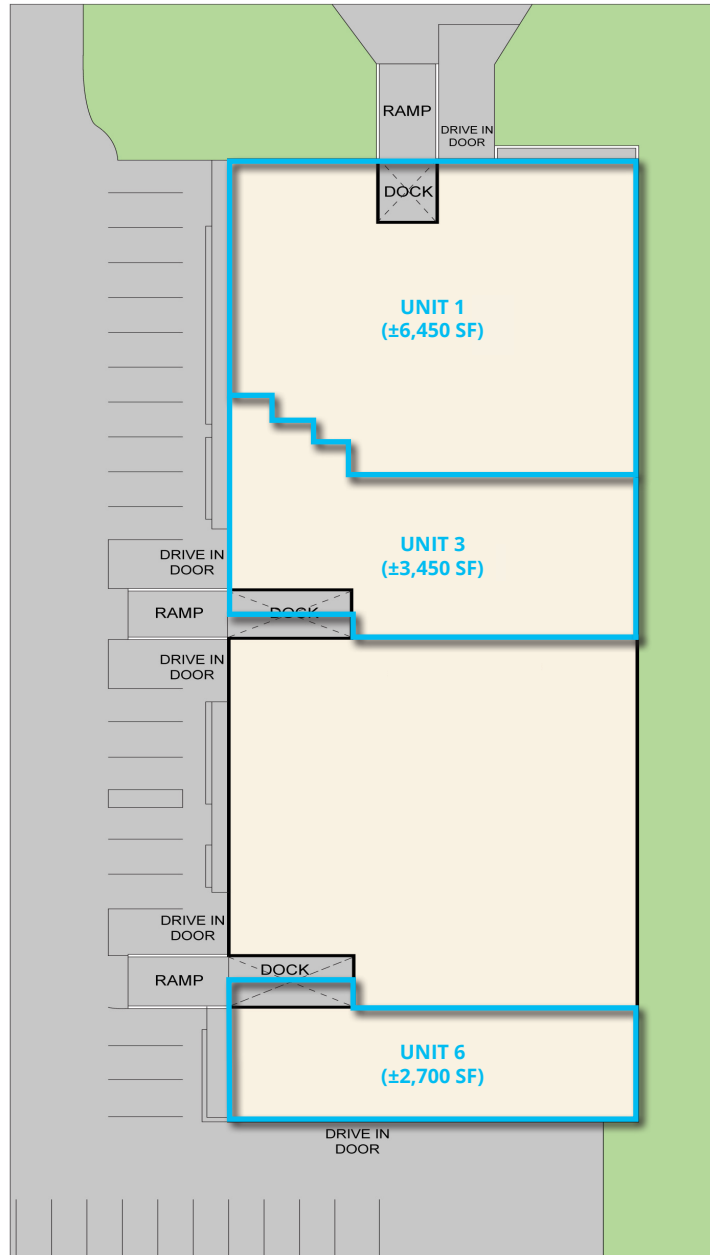
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## SITE PLAN



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