

**INDUSTRIAL
SPACE
FOR LEASE**

**±2,556 -
±10,186 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](#)

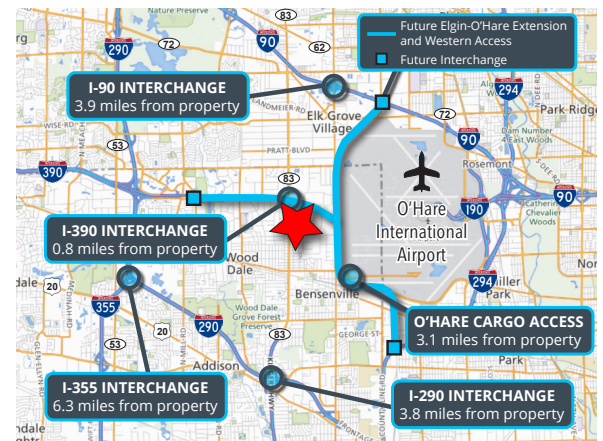


Specifications

- Building Size: ±20,856 SF
- Land Area: ±1.03 AC
- **Unit 2: ±6,664 SF / ±1,200 SF Office**
Private Loading: 1 Int Dock / 1 DID
- **Unit 3: ±3,522 SF / ±615 SF Office**
Shared Loading: 1 Int Dock / 1 DID
- **Unit 6: ±2,556 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
- Operating Expenses: \$2.84 PSF
- **Lease Rate: Subject to Offer**

Highlights

- Units 2 & 3 can be combined for a total of ±10,186 SF
- Units 2 & 3: Full renovation 2024
- Unit 6: New lighting, flooring, windows, bathroom, overhead doors, and contractor yard
- 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



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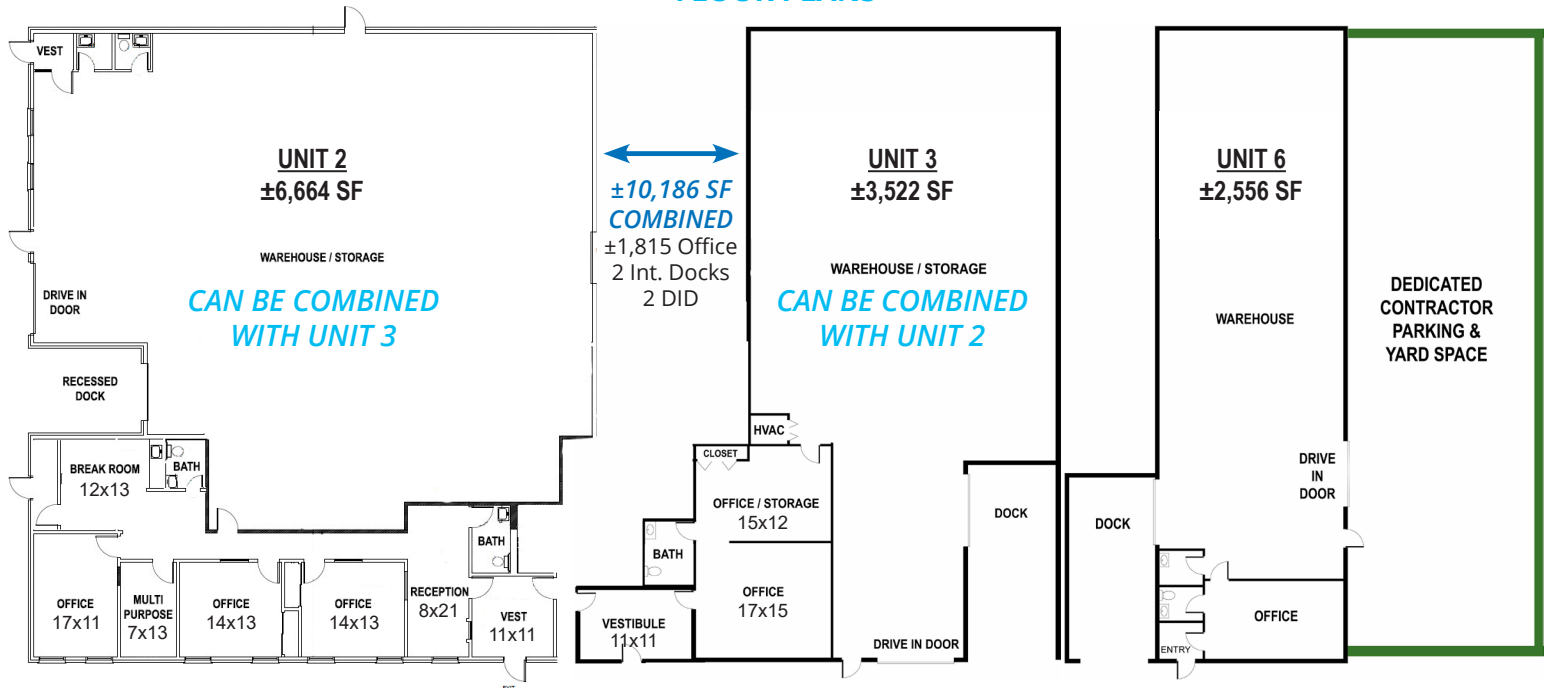
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FLOOR PLANS



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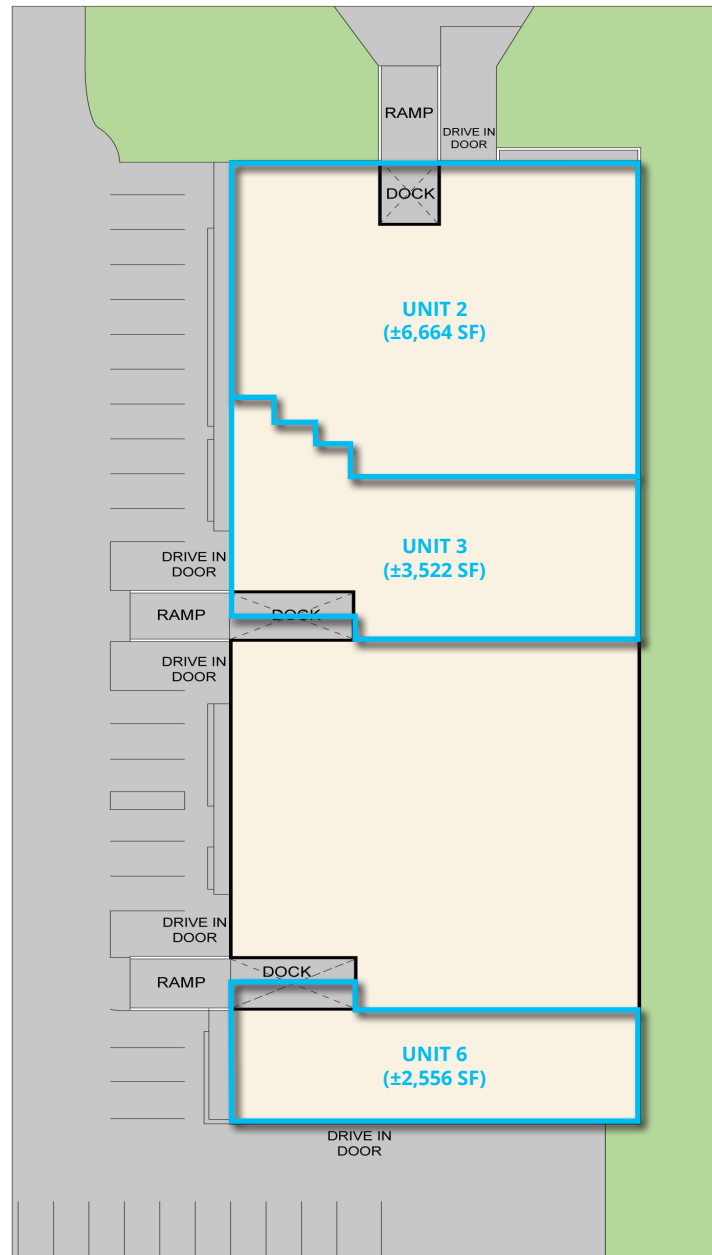
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SITE PLAN



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