

±15,000 SF
**INDUSTRIAL
SPACE
FOR LEASE**

Perfect for
Local Service
Companies

Great Access
to I-90 via
Elmhurst Rd

Close Proximity
to O'Hare and
the Future
West Entrance



TRANSWESTERN

REAL ESTATE
SERVICES

451 FRONTIER WAY

Bensenville, IL 60106

[Property Website](#)

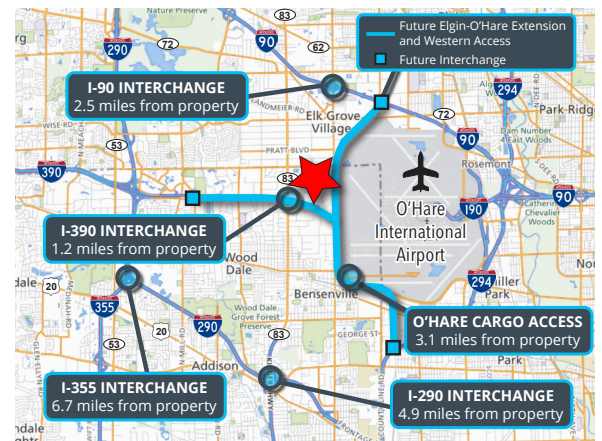


Specifications

- Building Size: ±20,000 SF
- Land Area: ±0.98 AC
- Available Size: ±15,000 SF
- Office Size: ±30% (To be confirmed)
- Ceiling Height: ±16'
- Loading: 1 Int Dock / 3 DID
- Year Built: 1988
- Construction: Masonry
- RE Taxes: \$1.66 PSF (2022)
- **Lease Rate: \$12.95 PSF MG**

Highlights

- Available August 1, 2024
- Perfect for local service companies
- Low DuPage County taxes
- Great access to I-90 via Elmhurst Road
- Close proximity to O'Hare and the future west entrance



Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Ross Lehrman
Vice President
847.588.5671
ross.lehrman@transwestern.com

Justin Lerner, SIOR
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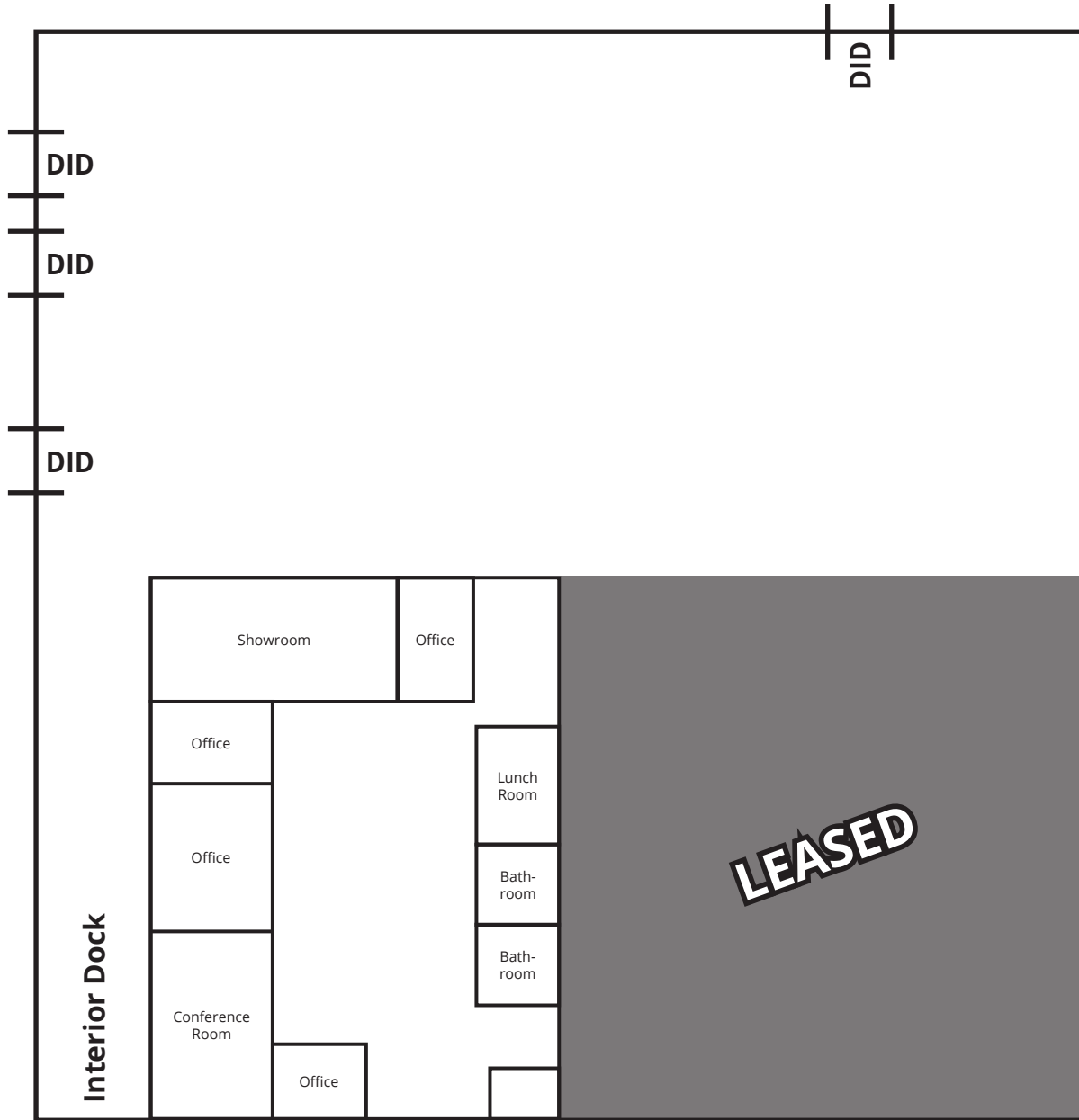
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BUILDING LAYOUT



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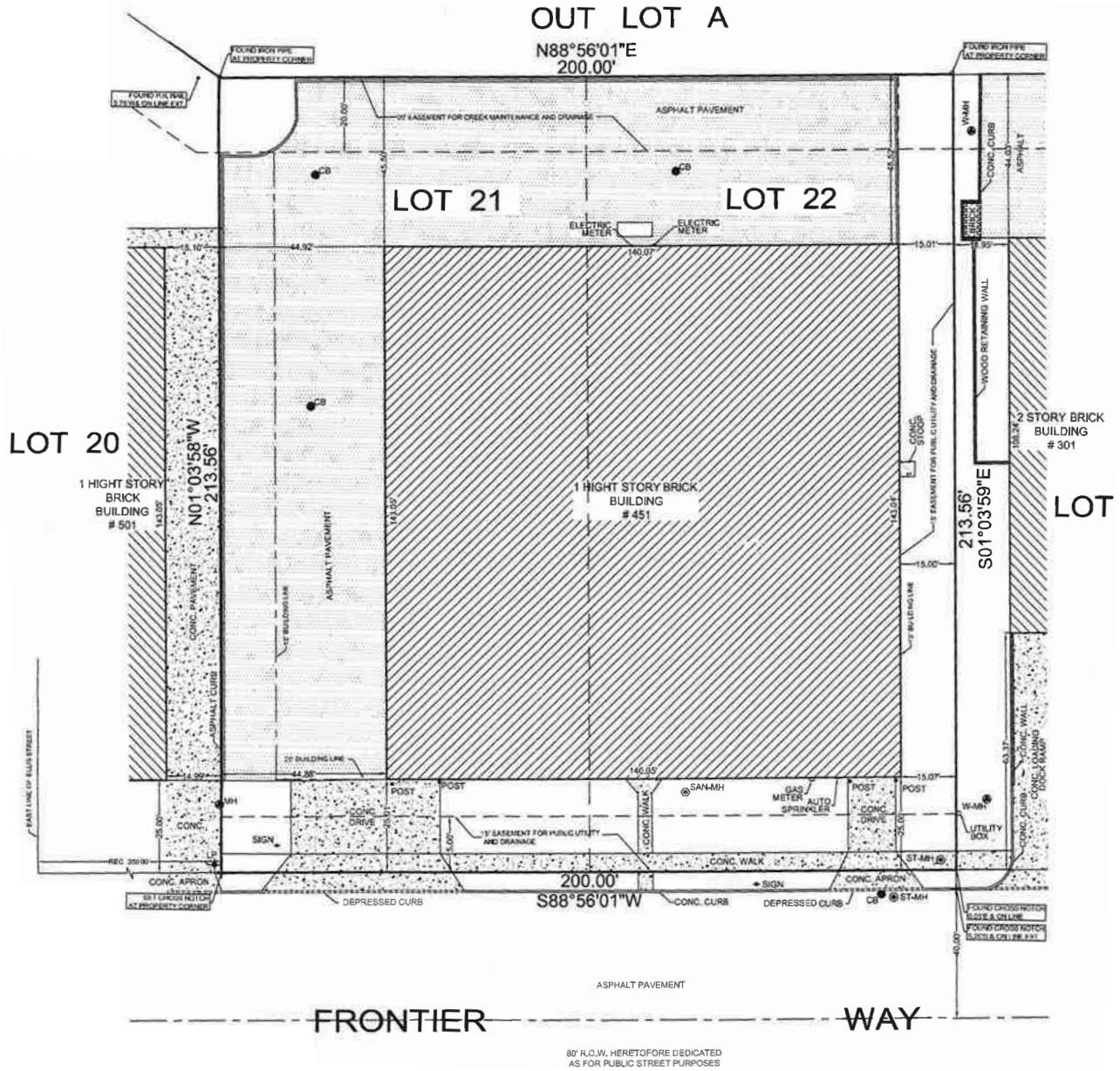
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PLAT OF SURVEY



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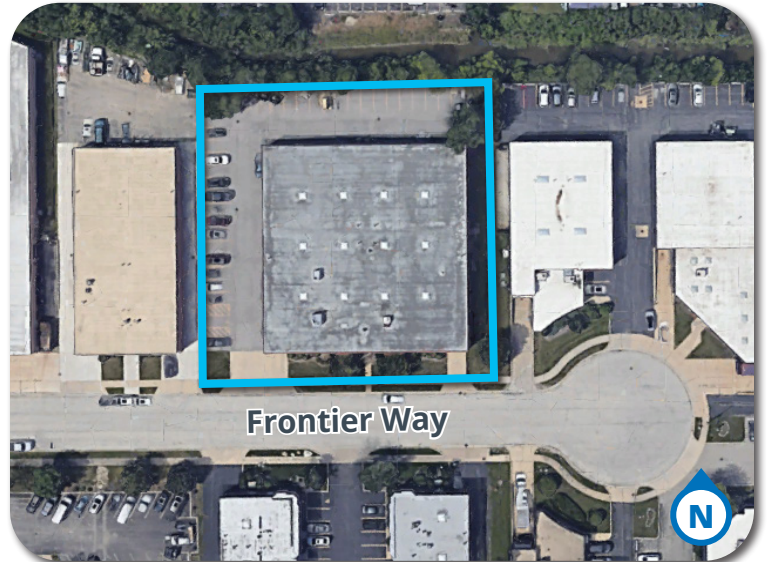

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PROPERTY PHOTOS



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