

±2,925 SF  
INDUSTRIAL  
SPACE  
FOR LEASE

[CLICK HERE  
TO VIEW  
MATTERPORT  
VIDEO](#)

Broker  
Incentive  
Available!

Institutionally  
Owned and  
Managed by:



  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 141 BERNICE DRIVE

Bensenville, IL 60106

[Property Website](#)



**BROKER INCENTIVE: 5% Commission on a Qualified Deal\***

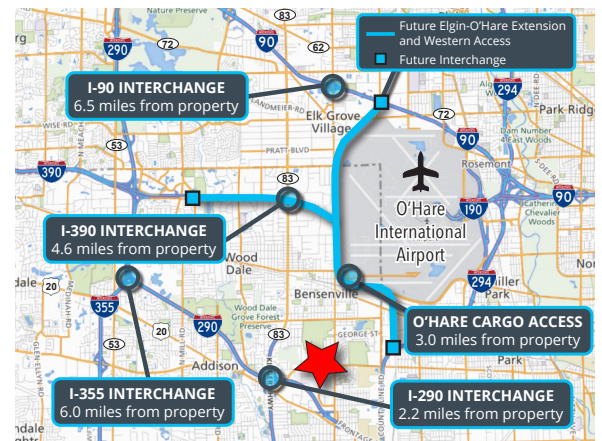
*\*Qualified Deal must be a minimum 5-year lease signed by November 1, 2024*

## Specifications

- Building Size: ±11,700 SF
- Land Area: ±0.84 AC
- Available Size: ±2,925 SF
- Office Size: ±1,350 SF
- Ceiling Height: 14'
- Loading: 1 Drive-in-Door
- Power: 200 Amps
- Parking: ±9 Cars
- Year Built: 1984
- Construction: Masonry
- **Lease Rate: Subject to Offer**

## Highlights

- [Click here for Matterport video](#)
- Under new ownership
- Well-maintained corner unit available immediately
- Office can be scaled down
- Direct access to major expressways
- Close proximity to O'Hare
- Low DuPage County taxes
- Institutionally owned and managed by Faropoint



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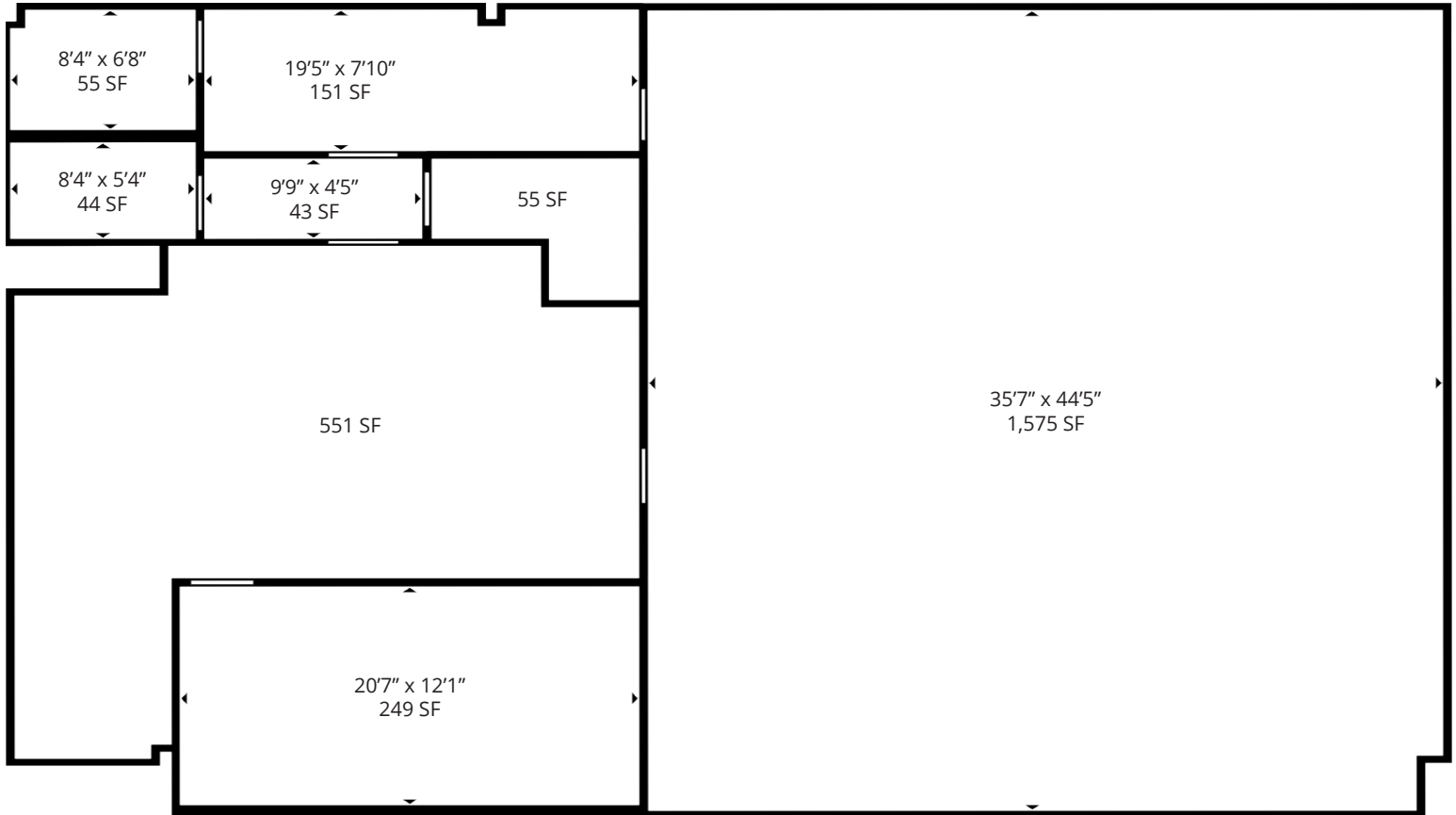
  
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## FLOOR PLAN



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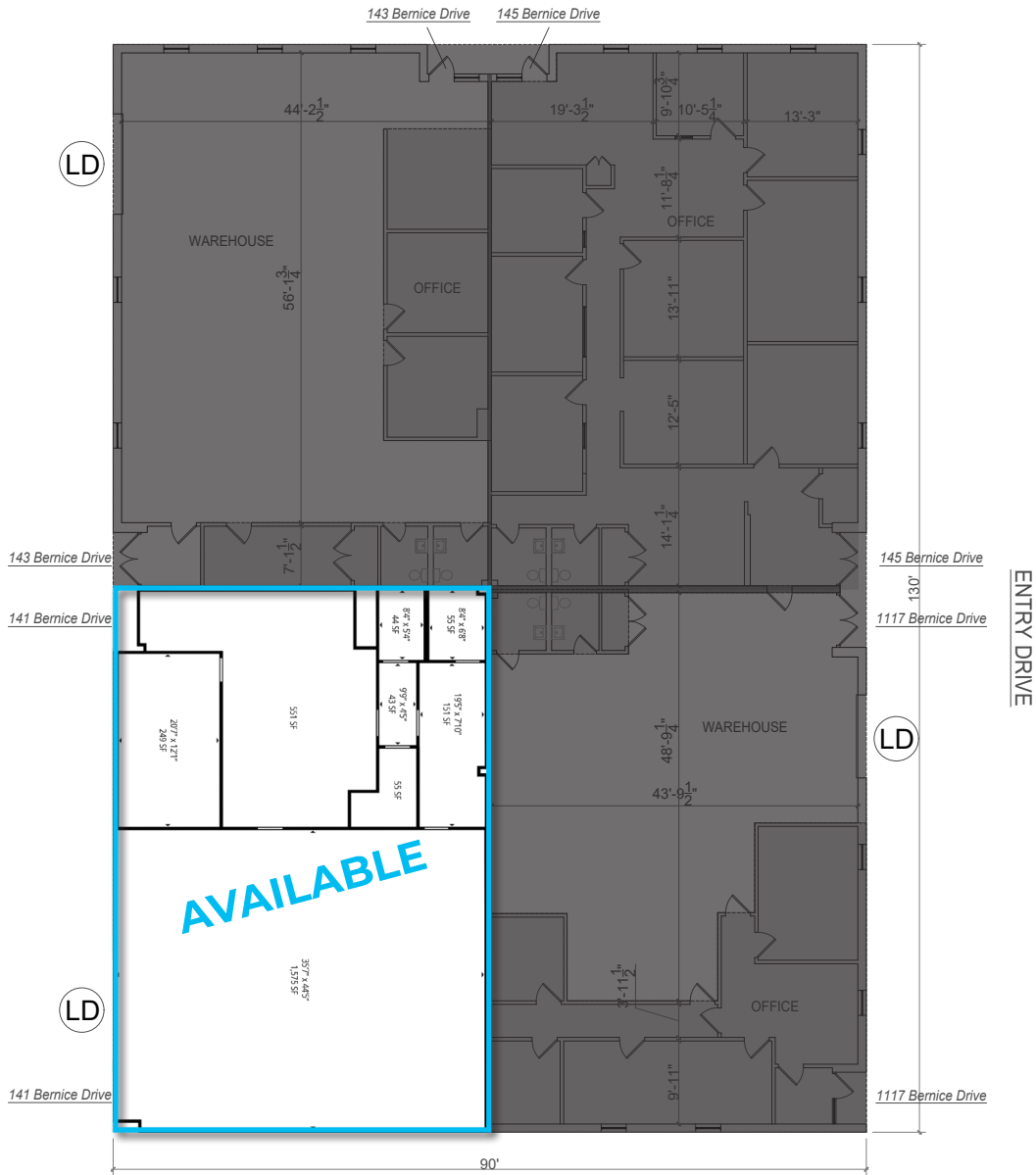
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## BUILDING LAYOUT

BERNICE DRIVE



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