

±11,700 SF
INDUSTRIAL
BUILDING
FOR SALE

±2,925 SF
INDUSTRIAL
SPACE
FOR LEASE

Incoming
Producing
Building

Institutionally
Owned and
Managed by:




TRANSWESTERN
REAL ESTATE
SERVICES

141-145 BERNICE DRIVE

Bensenville, IL 60106

[Property Website](#)

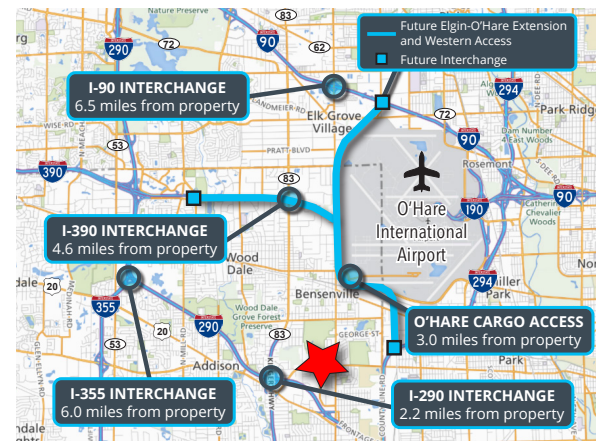


Specifications

- Building Size: ±11,700 SF
- Land Area: ±0.84 AC
- Ceiling Height: ±14'
- Loading: 3 Drive-in Doors
- Power: 800 Amps
- Parking: ±37 Cars
- Year Built: 1984
- Construction: Masonry
- RE Taxes: \$2.38 PSF (2023)
- **Lease Rate: Subject to Offer**
- **Sale Price: Subject to Offer**

Highlights

- ±2,925 SF available for lease with ±1,800 SF office, 1 DID, 200A power and parking for ±9 cars
- Income producing building with ±5,850 SF leased through 7/31/25 and ±2,925 SF leased through 10/31/26 ([Click here to view the Property Lease Economics](#))
- Direct access to major expressways
- Close proximity to O'Hare Airport
- Low DuPage County taxes



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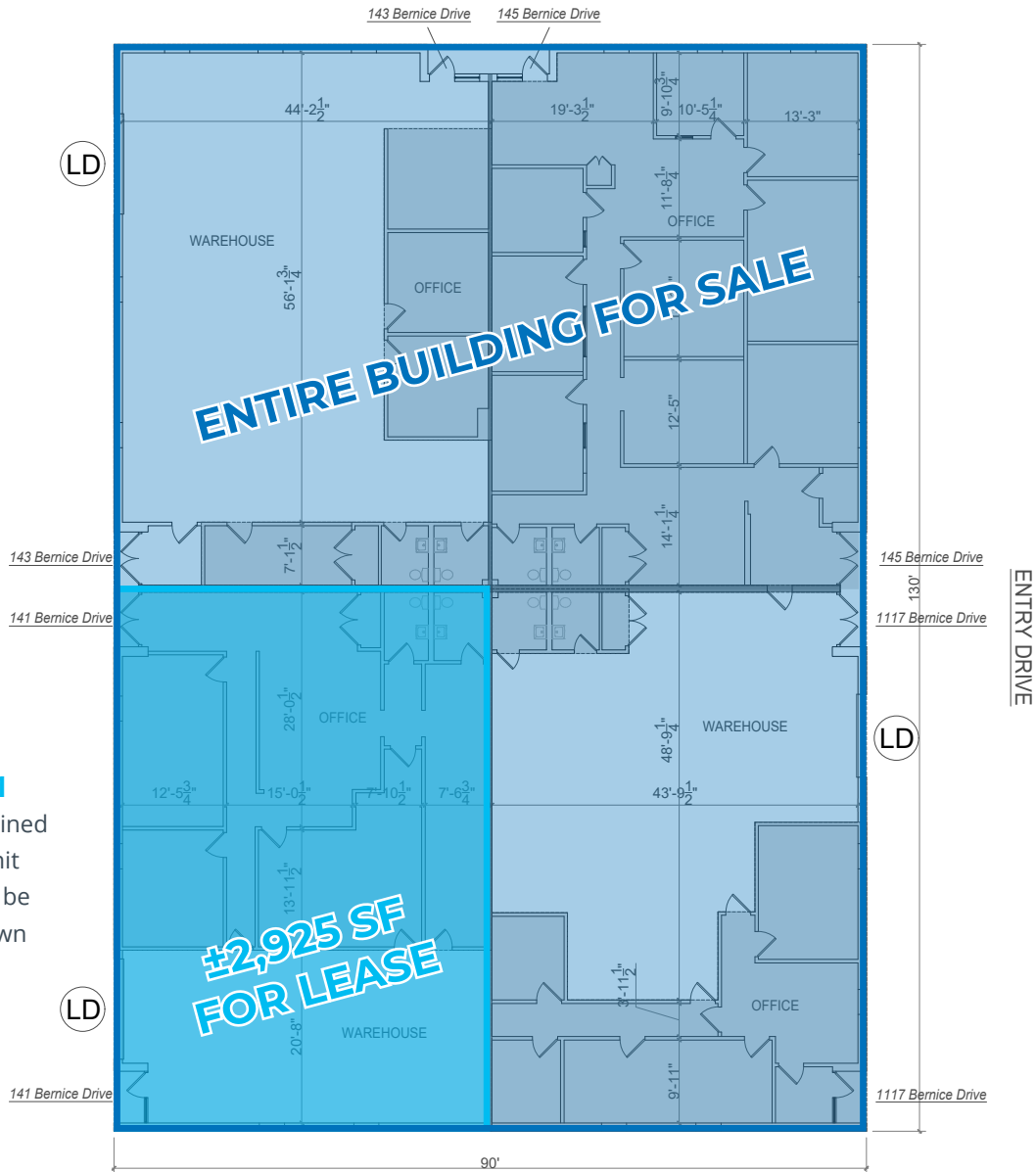
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FLOOR PLAN

BERNICE DRIVE



Unit 141

- Well-maintained corner unit
- Office can be scaled down

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