

# NEW CONSTRUCTION - DUPAGE COUNTY

## BLOOMINGDALE CORPORATE CENTER BLOOMINGDALE, ILLINOIS

FINISH TO SUIT - DELIVERY 4Q2016



255 MADSEN

**BUILDING SIZE:** 51,600 SF

**Available:** 25,800 SF - 51,600 SF  
**Site Area:** 4.48 Acres  
**Clear Height:** 30'  
**Dock Positions:** 6 (Expandable)  
**Drive-in-Doors:** 1 (Expandable)  
**Parking:** 63 Cars (Expandable)  
**Column Spacing:** 48' x 50'  
**Staging Bay:** 60'  
**Lease Rate:** Subject to Offer  
**Features:** Ductilcrete Floor System  
ESFR Sprinkler System  
T-5 Lighting



260 MADSEN

**BUILDING SIZE:** 70,650 SF

**Available:** 23,550 SF - 70,650 SF  
**Site Area:** 4.95 Acres  
**Clear Height:** 30'  
**Dock Positions:** 9 (Expandable)  
**Drive-in-Doors:** 2  
**Parking:** 72 Cars (Expandable)  
**Column Spacing:** 50' x 46'8"  
**Staging Bay:** 60'  
**Lease Rate:** Subject to Offer  
**Features:** Ductilcrete Floor System  
ESFR Sprinkler System  
T-5 Lighting



270 MADSEN

**BUILDING SIZE:** 154,000 SF

**Available:** 77,000 SF - 154,000 SF  
**Site Area:** 9.84 Acres  
**Clear Height:** 30'  
**Dock Positions:** 15 (Expandable)  
**Drive-in-Doors:** 1  
**Parking:** 85 Cars (Expandable to 184)  
**Column Spacing:** 54' x 47'6"  
**Staging Bay:** 60'  
**Lease Rate:** Subject to Offer  
**Features:** Ductilcrete Floor System  
ESFR Sprinkler System  
T-5 Lighting

For more information, please contact the exclusive representatives:

Elise Couston, SIOR 773.957.1442 [ecouston@ngkf.com](mailto:ecouston@ngkf.com)  
Adam Marshall, CCIM 773.957.1428 [amarshall@ngkf.com](mailto:amarshall@ngkf.com)  
Mark Deady, CCIM 773.957.1443 [mdeadly@ngkf.com](mailto:mdeadly@ngkf.com)



8750 W. Bryn Mawr, Suite 700, Chicago, IL 60631  
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Close Proximity to I-355/I-290 and the new  
Illinois Route 390 (Elgin O'Hare Expressway)

Developed by:

Developed for a Client of:

**IDI Gazeley**  
Brookfield Logistics Properties





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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



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NOT TO SCALE

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# NEW CONSTRUCTION - DUPAGE COUNTY

## BLOOMINGDALE CORPORATE CENTER BLOOMINGDALE, ILLINOIS

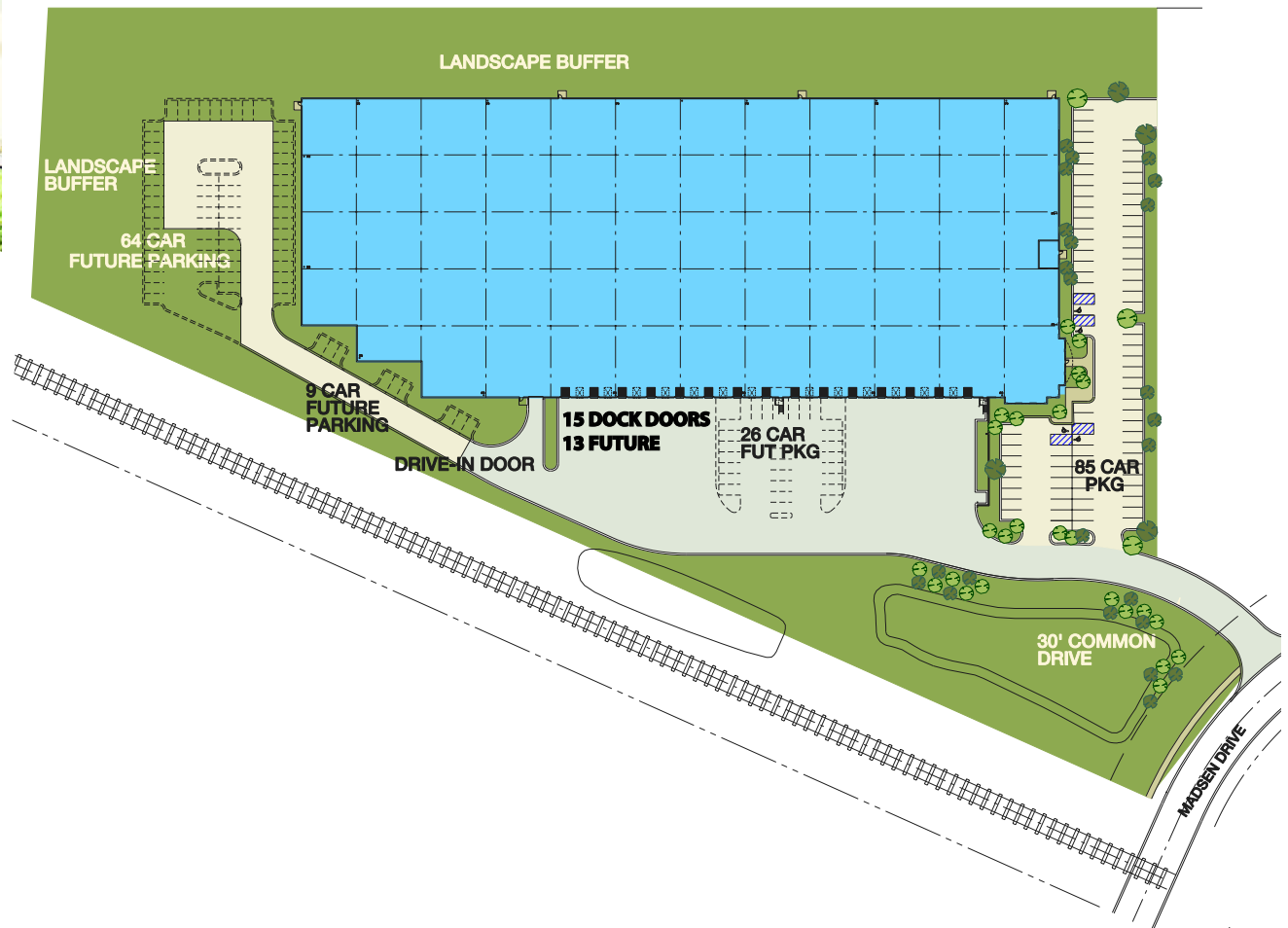
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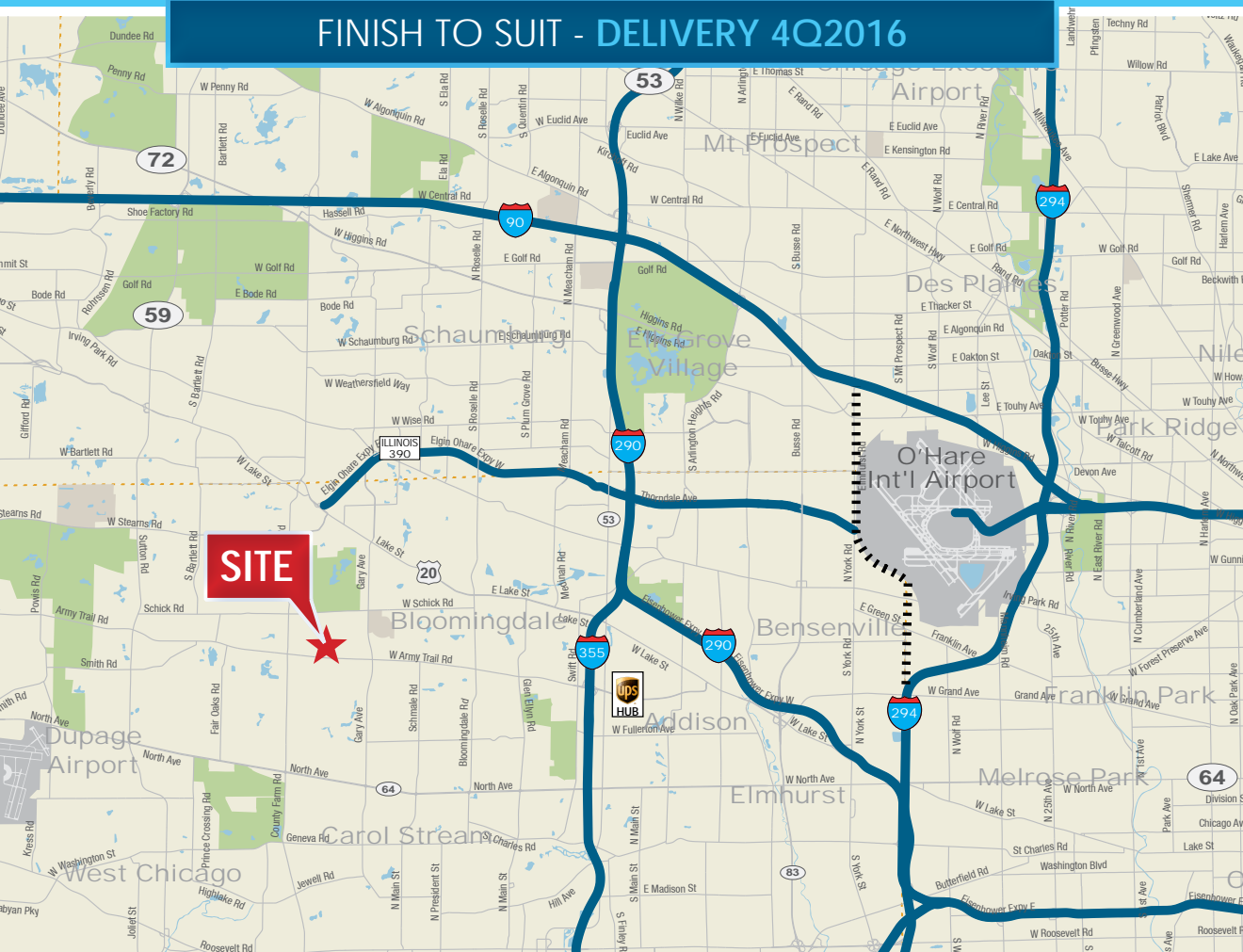


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FINISH TO SUIT - DELIVERY 4Q2016



### LOCATION ADVANTAGES AND AMENITIES

- Centrally located for distribution to 9.5 Million population in Chicago MSA
- Close Proximity to I-355/I-290 and the new Illinois Route 390 (Elgin O'Hare Expressway)
- Located in the prestigious Bloomingdale Corporate Center
- Only 6 miles to UPS Hub/Customer Center in Addison
- DuPage County Property Taxes
- Highly Skilled Labor Force
- College of DuPage Manufacturing Technology Program
- 15 Miles to O'Hare International Airport (ORD)
- 25 Miles to Chicago Loop
- Close to Stratford Square Mall, Hotels, Childcare, Restaurants & Healthcare Facilities

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**CORNERSTONE**

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