

IAC O'HARE DISTRIBUTION CENTER

1000 N. County Line Rd. | Elmhurst, IL

248,748 Square Feet (divisible to 50,000 Square Feet)

Space Available:	248,748 SF
Office:	To suit
Construction:	Pre-cast Concrete
Year Built:	1/1/2008
Loading Docks:	54 exterior docks with levelers
Bay Size:	50' x 50'
Power:	2,400 Amps 277/480 Volts
Car Parking:	242 spaces
Trailer Parking:	113 spaces
Drive-in Doors:	2
Ceiling Height:	High: 33' Low: 30'
Heat:	Gas
Sprinklers:	ESFR
Lease Rate:	\$6.95/SF Net
Real Estate Taxes:	2011 - \$1.25/SF Stabilized
CAM/Insurance:	2011 - \$0.37/SF
Possession:	Immediate
Features:	<ul style="list-style-type: none"> ■ Close proximity to O'Hare International Airport ■ Tristate Tollway (I-294) Frontage ■ Low DuPage County Taxes

For more information,
please contact:

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