

1120-1140 Ellis Street | Bensenville

114,342 Square Feet (divisible to 40,000 Sq. Ft.)

Available:	114,342 Sq. Ft. (divisible to 40,000 Sq. Ft.)
Land Site:	9.72 Acres
Office:	5% or To Suit
Ceiling Height:	30' clear
Loading:	25 exterior docks with 30,000 lb levelers 3 drive-in doors
Sprinklers:	ESFR
Floor:	6" reinforced concrete
Truck Court:	130' 6" with 60' full concrete apron
Building Depth:	239'
Power:	To Suit
Columns:	47' 3" x 50' with 50' staging bays
Car Parking:	163 cars (expandable)
Real Estate Taxes:	\$0.75 Sq. Ft. DuPage County Taxes (fully assessed)
Lease Rate:	\$5.95 Sq. Ft. Net
Year Built:	New Construction, 2008
Construction:	Insulated Pre-Cast
Comments:	<ul style="list-style-type: none"> ■ Low DuPage County Taxes ■ State-of-the-art freight/distribution facility ■ 3.5 miles to South Cargo gate of O'Hare International Airport ■ Located within minutes from I-90, I-294, Rt. 83 and Rt. 53

For more information,
please contact:

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