

# 10600 BELMONT AVENUE

## FRANKLIN PARK, IL



215,108 SF AVAILABLE



## PROPERTY HIGHLIGHTS

- 215,108 SF Building
- Main Office: 8,163 SF
- Mezzanine: 8,277 SF
- Warehouse: 198,668 SF
- Land Site: 8.89 acres
- Ceiling Height: 24'
- 22 interior docks (w/ dock locks); 1 DID
- Parking: 100 cars; 34 trailers
- Power: 2000 amps, 480 volt, 3 phase (upon tenant verification)
- Column Spacing: 40' x 40'
- Sprinkler: ESFR
- Year Built: 1996
- Lease Rate: STO
- Real Estate Taxes: \$5.98 PSF (2026 est.)
- CAM: \$0.35 PSF (2026 est.)
- Property Management Fee: 3% of gross rent
- Insurance: \$0.13 PSF
- Available: 11/1/26



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**RONALD J. BEHM, SIOR**  
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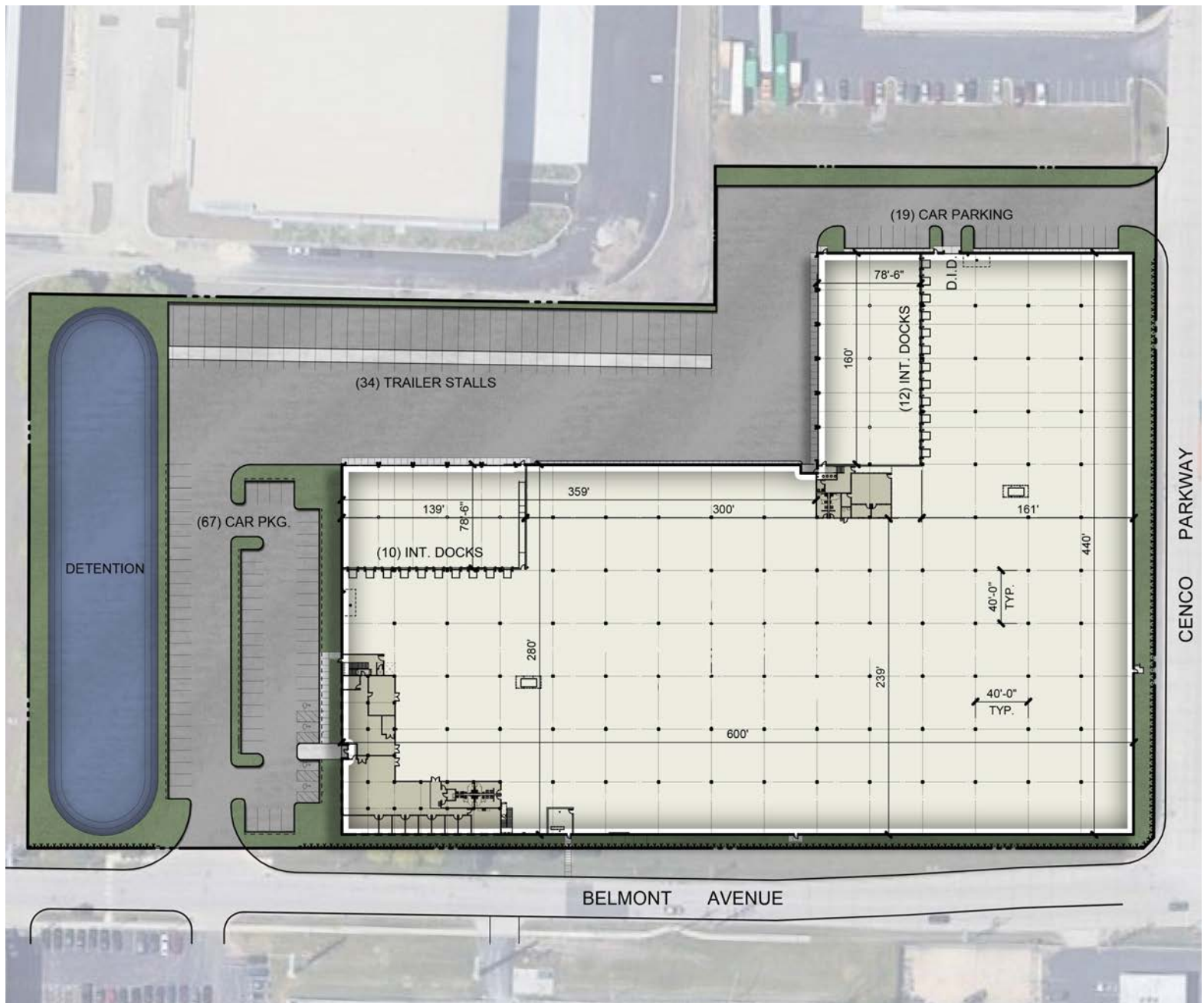
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## SITE PLAN



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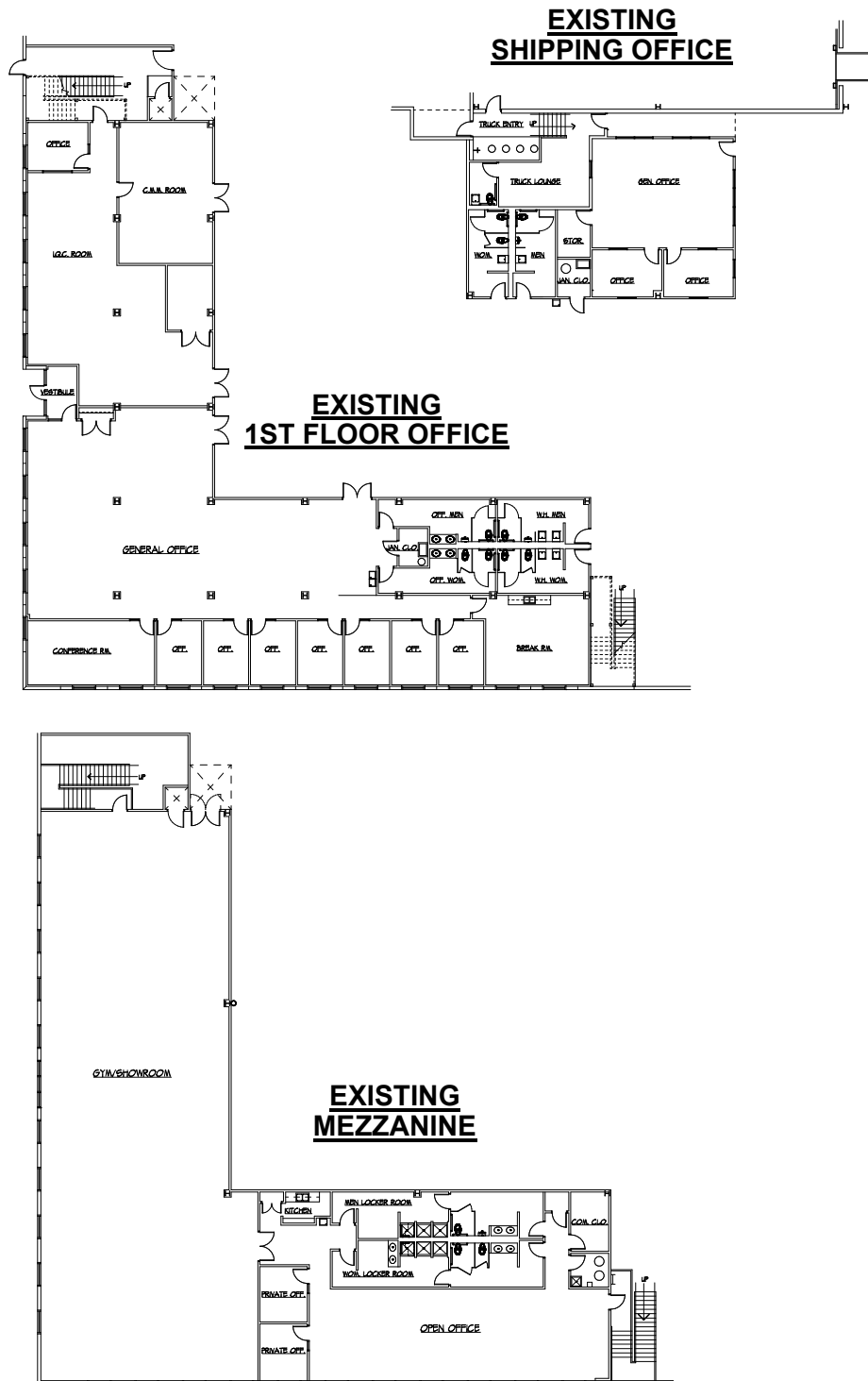
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## OFFICE PLAN



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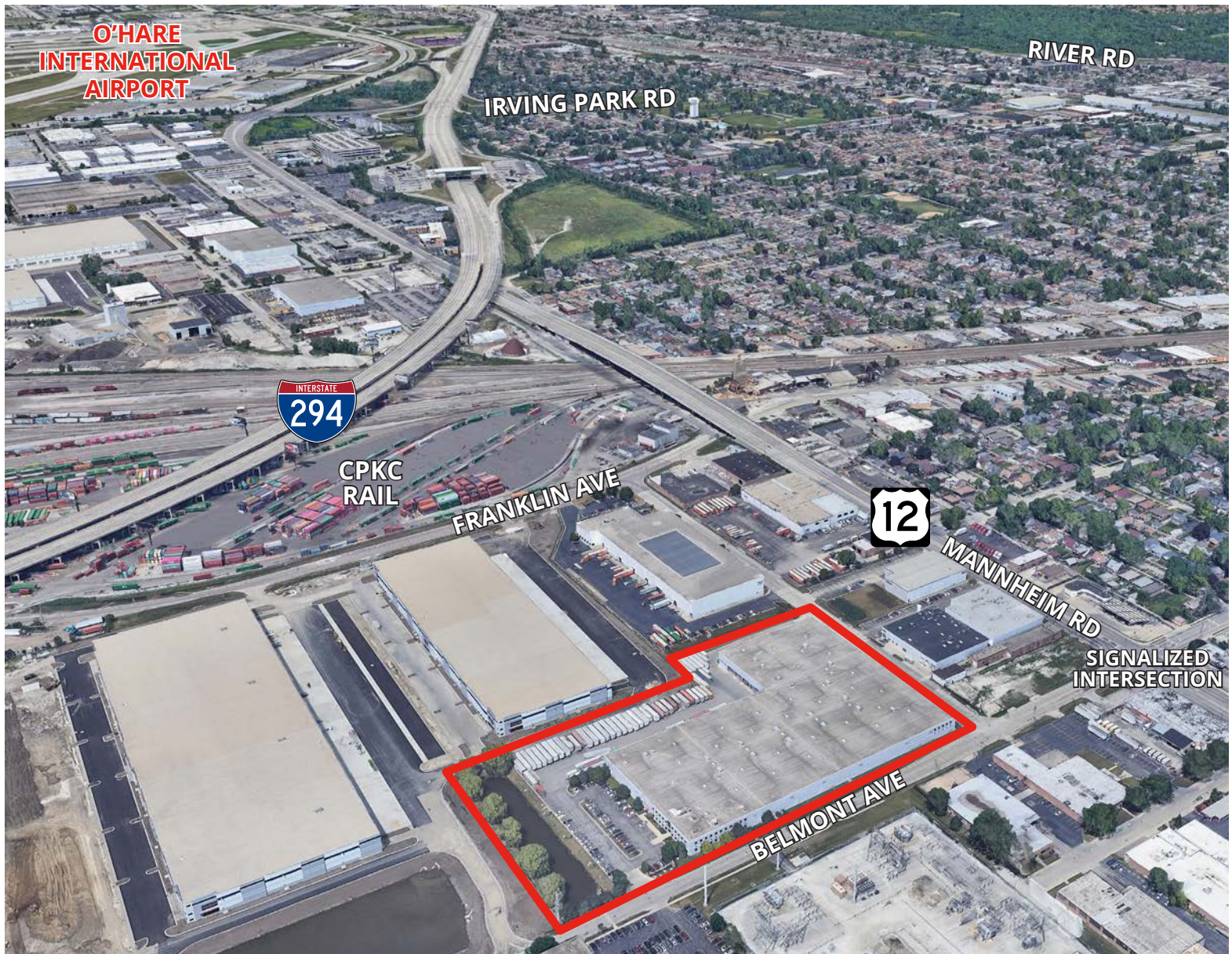
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6 MINUTES/2.6 MILES FROM O'HARE SOUTH CARGO ENTRANCE



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## AREA CORPORATE NEIGHBORS



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## AERIAL PHOTOS



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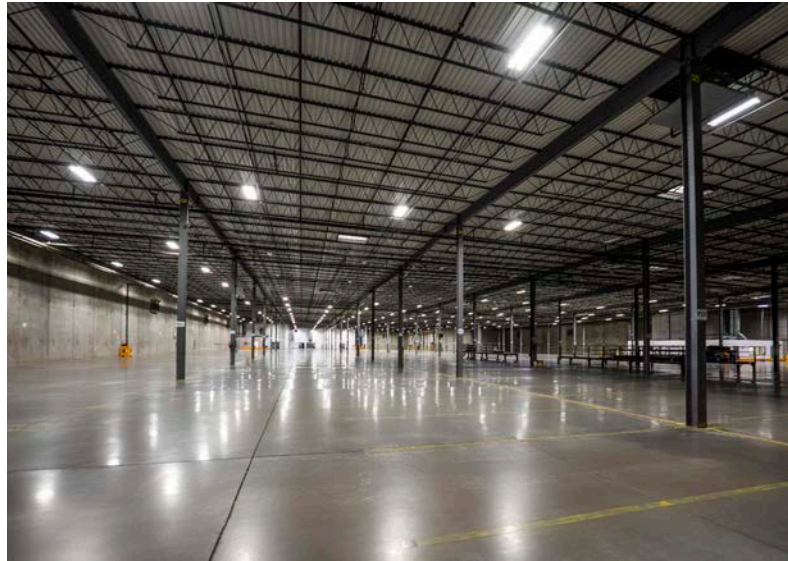
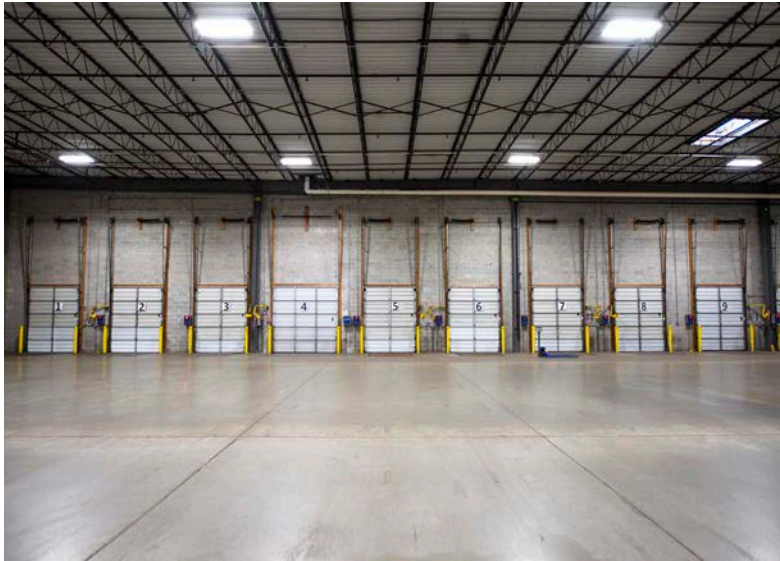
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## BUILDING PHOTOS



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