



For Lease

Owned and Managed by:



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601-701 Frontier Way Bensenville, IL 60106

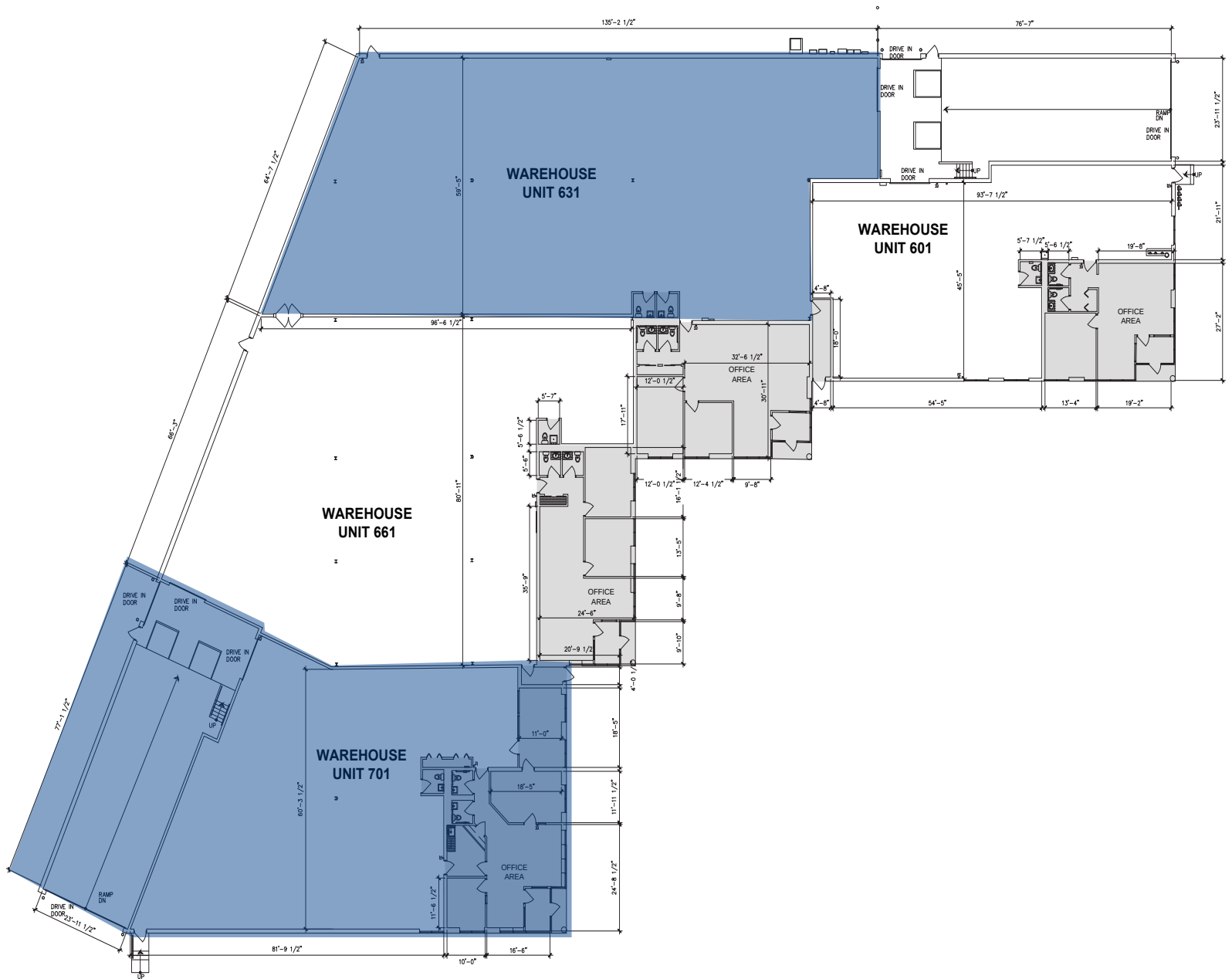
About This Property

- Available Space: Unit 631 - 10,158 SF
Unit 701 - 8,391 SF
- Building Size: 34,052 SF
- Office Space: Unit 631 - 1,644 SF
Unit 701 - 1,573 SF
- Ceiling Height: 14'
- Loading: 2 interior shared docks and one shared drive-in door
- Power: 200-Amp, 208/120V, 3-Phase
- Sprinkler: Wet Sprinkler System
- Car Parking: 1.20/1,000 SF
- Lease Rate: STO
- Real Estate Taxes: \$1.70 p.s.f. (2025 Estimate)
- CAM/Opex: \$1.05 p.s.f. (2025 Estimate)

Comments

- Efficient, Open Warehouse Layout
- Business Park Setting with Quick Access to I-90, I-294, I-290, I-355
- Close Proximity to O'Hare International Airport
- Minutes from Bensenville Intermodal
- Low, Stable DuPage County Taxes
- Strong Surrounding Labor Pool

Site Plan



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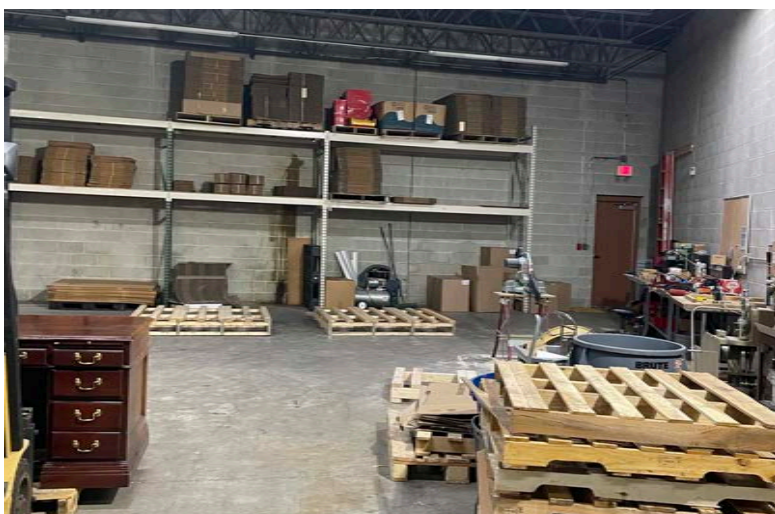
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Photos



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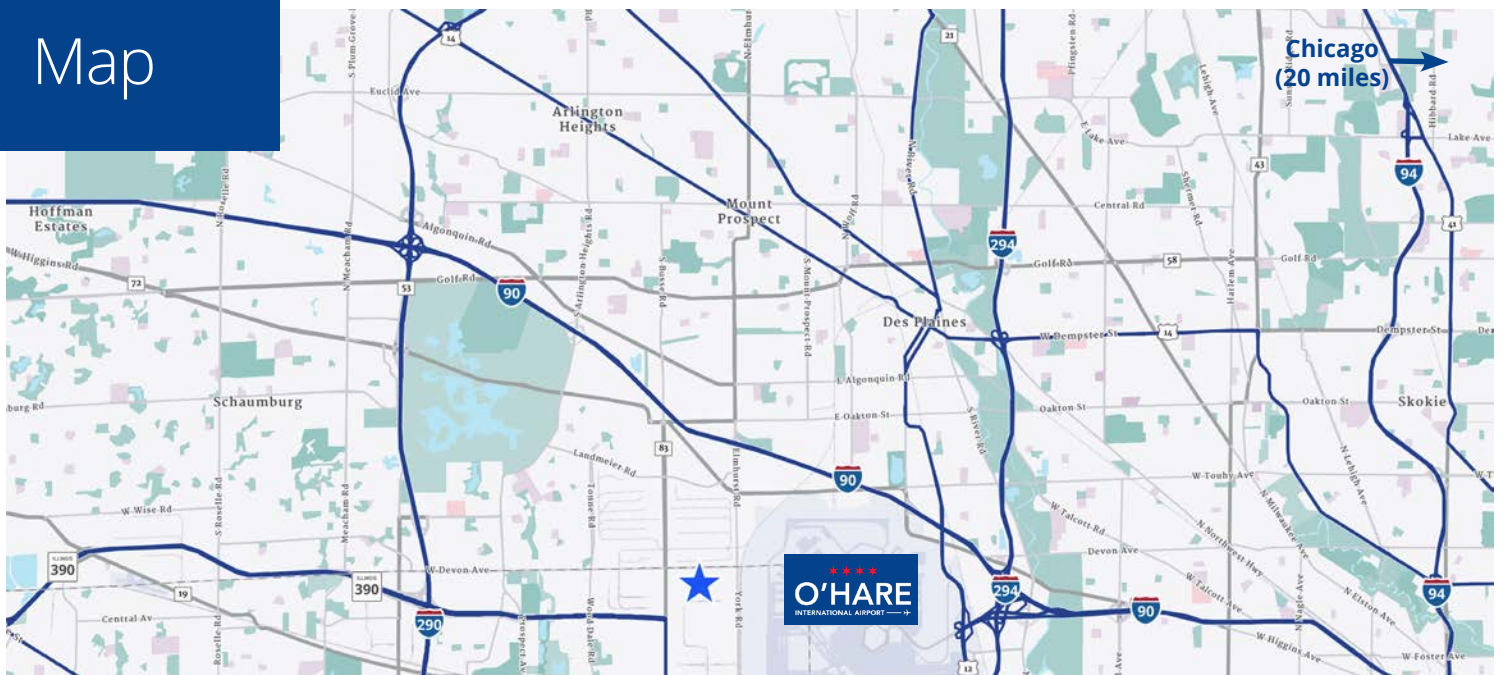
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Aerial



Map



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