



AVAILABLE NEW CONSTRUCTION- 156,177 SF

1501 Mittel Blvd., Wood Dale, IL

Contact us:

Matthew Stauber, SIOR

Vice Chair

847 698 8236

matthew.stauber@colliers.com

Thomas Rodeno

Vice Chair

847 698 8231

tom.rodno@colliers.com

Patrick Turner

Executive Vice President

847 698 8277

patrick.turner@colliers.com

Caroline Atout

Transaction Manager

847 698 8297

caroline.atout@colliers.com

Colliers

6250 N. River Rd. | Suite 11-100

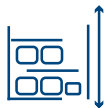
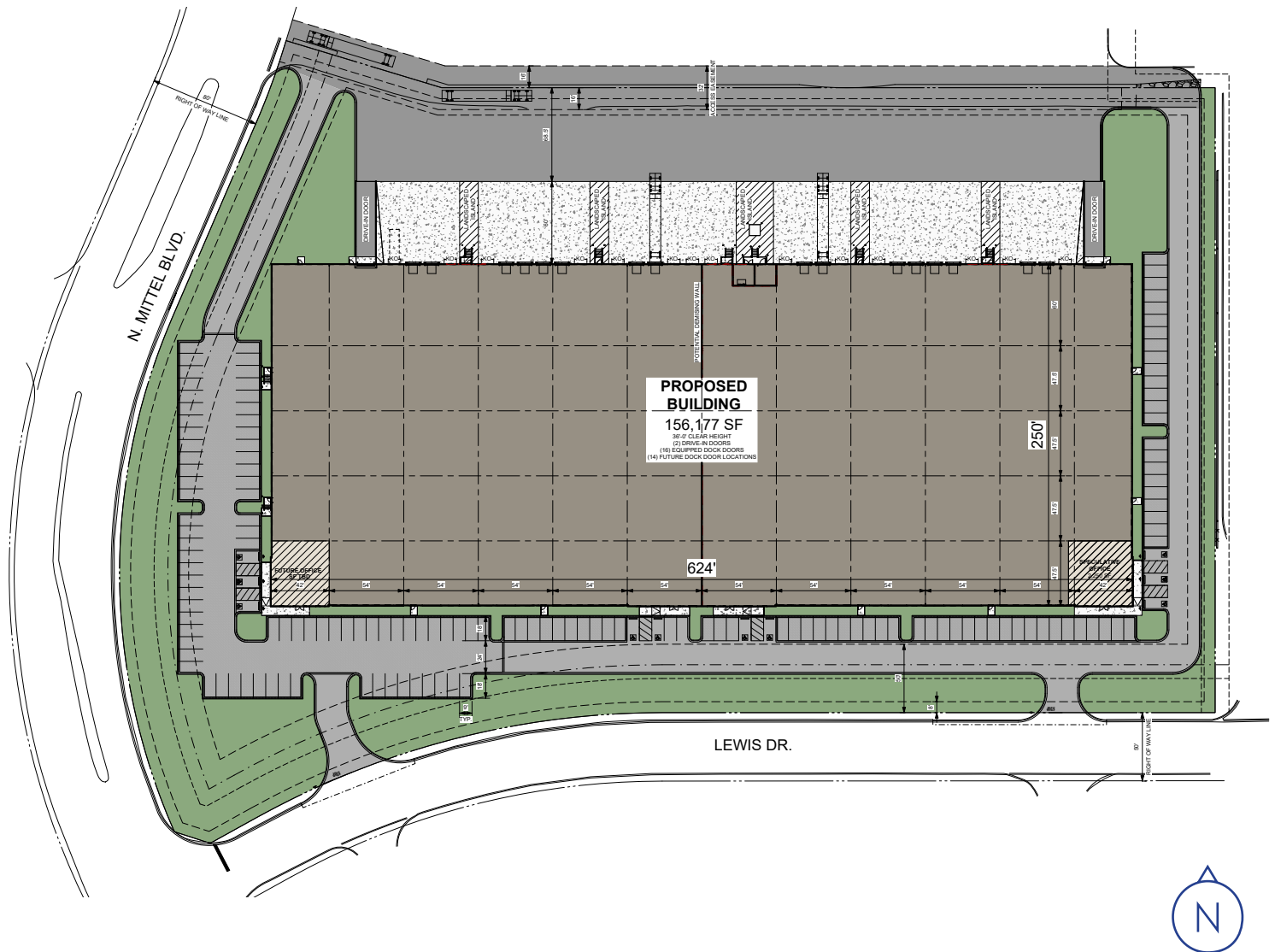
Rosemont, IL 60018

www.colliers.com/chicago

Property Highlights

- Available Size: 156,177 SF (divisible)
- Site Size: 8.2 acres
- Office Size: To suit, spec office available
- Ceiling Height: 36' clear
- Loading: 16 exterior docks (expandable to 30), 2 drive-in doors
- Car Parking: 155 spaces
- Sprinkler System: ESFR
- Sale Price: Subject to Offer
- Lease Rate: Subject to Offer
- Available Q2 2027
- Excellent location, near York Road and Route 83
- Easy access to I-90, I-290, I-355
- Minutes from O'Hare International Airport
- Low DuPage County taxes

Site Plan



36' CLEAR HEIGHT



155 CAR PARKING



OFFICE TO SUIT



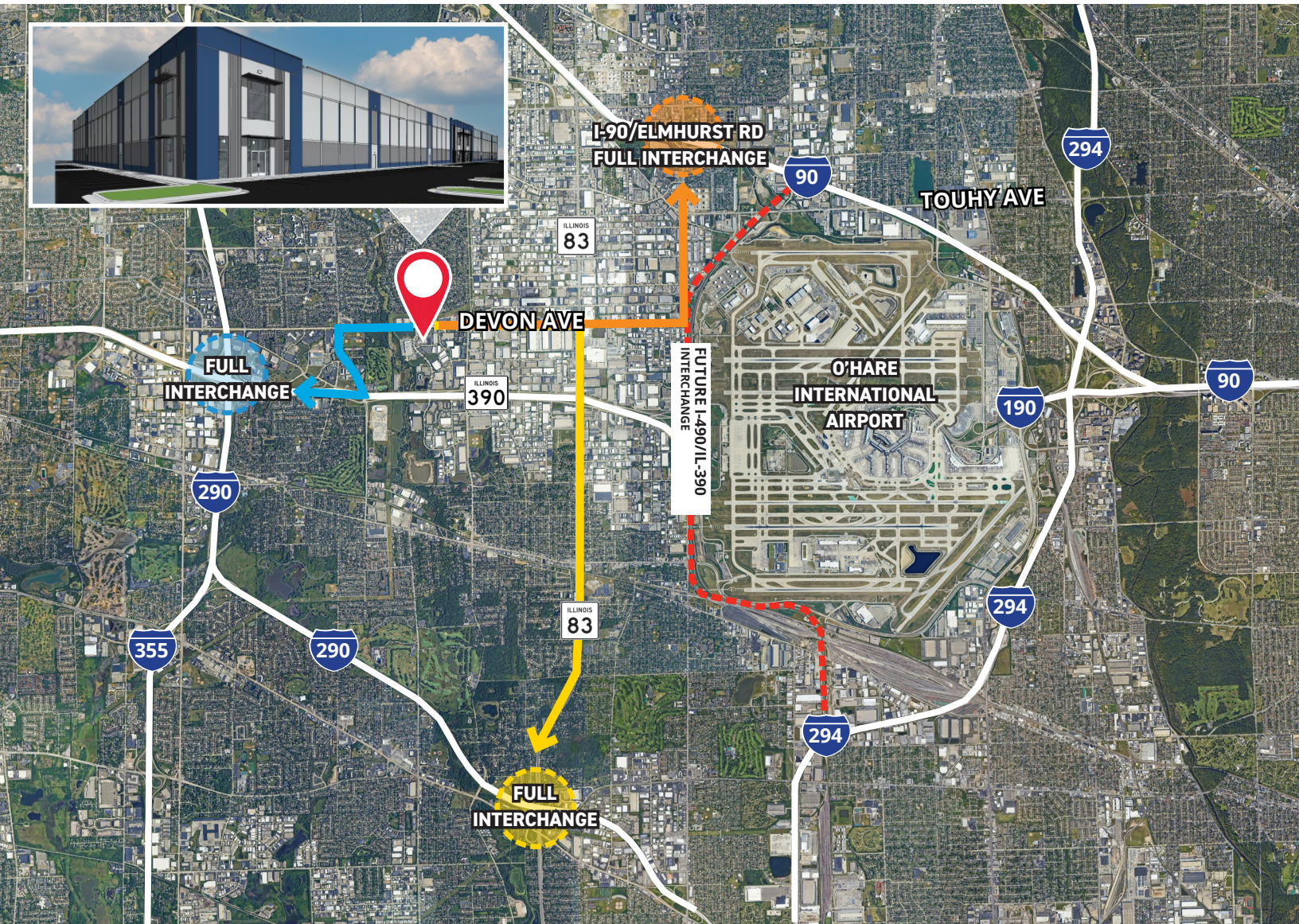
16 EXTERIOR DOCKS
(expandable to 30)
2 DRIVE-IN DOORS

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