

FOR LEASE

8,391 – 18,549 SF



BENSENVILLE, IL

601-701 FRONTIER WAY

LEASE RATE
Subject To Ask

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
- Professionally Owned and Managed

BUILDING DETAILS

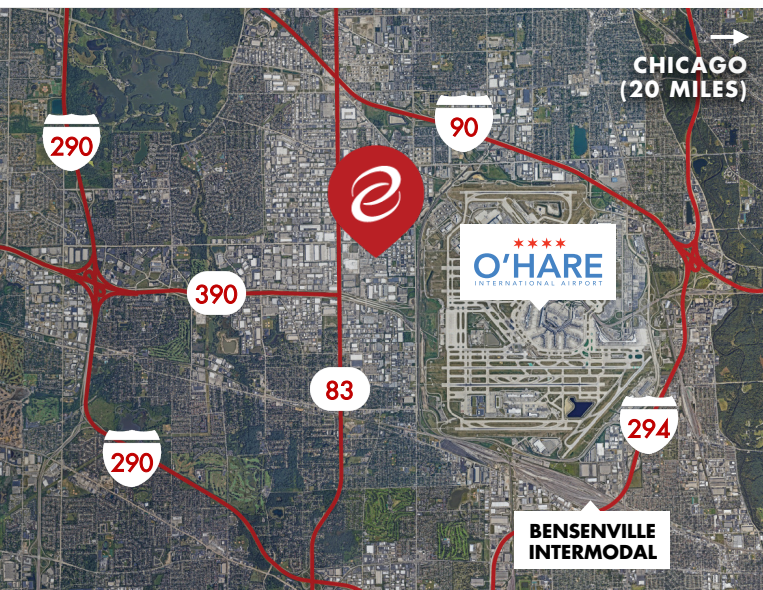
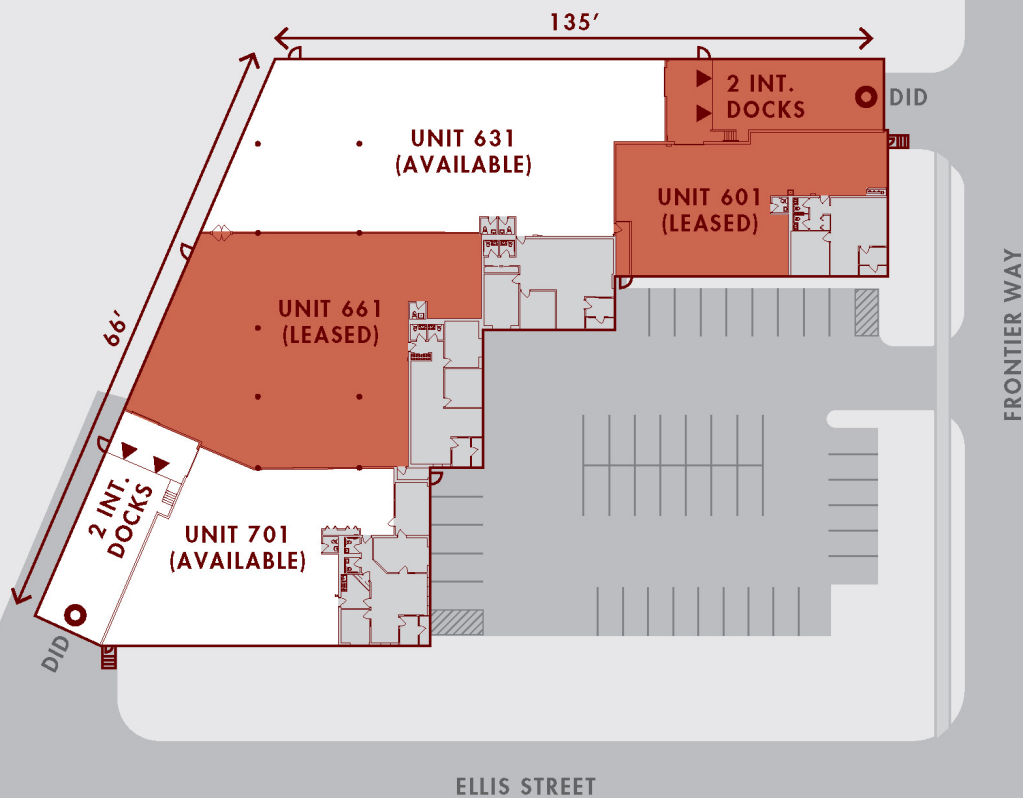
Building Size	34,052 SF
Unit 631	
• Total SF	10,158 SF
• Office SF	1,644 SF
Unit 701	
• Total SF	8,391 SF
• Office SF	1,573 SF
Clear Height	14'
Loading	2 Interior Shared Docks
Parking	1.20/1,000 SF
Sprinkler	Wet Sprinkler System
Power	200-Amp, 208/120V, 3-Phase

Colliers

VentureOne

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SUITE	TOTAL SF	OFFICE SF	ASKING RATE (MODIFIED GROSS)
601	6,595	997	Leased
631	10,158	1,644	Subject to Offer
661	8,908	1,344	Leased
701	8,391	1,573	Subject to Offer
TOTALS	34,052		

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