



51,600 SF AVAILABLE FOR LEASE

255 MADSEN DR

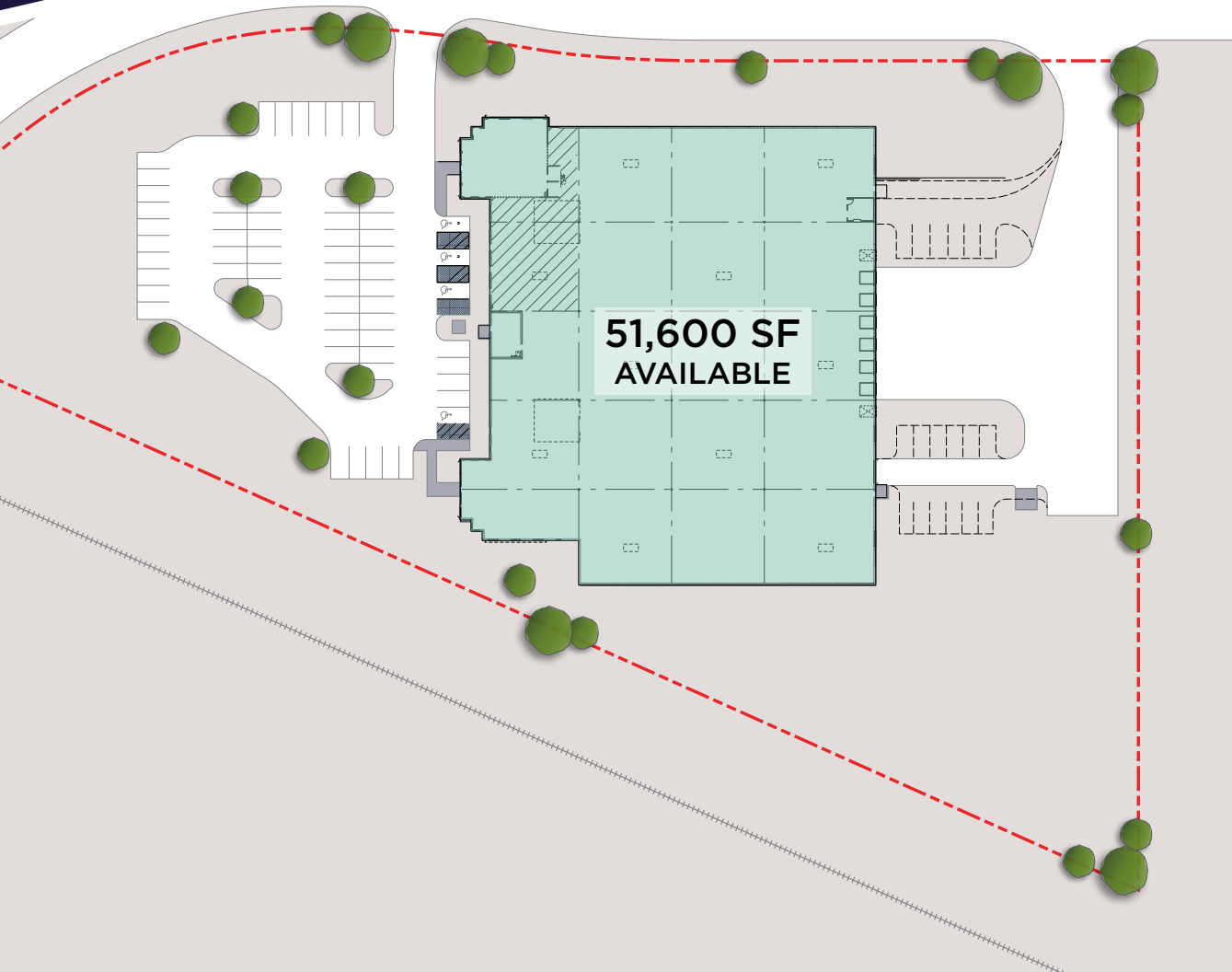
BLOOMINGDALE, IL 60108

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255 MADSEN DR

Bloomington, IL



PROPERTY OVERVIEW

Building Size	51,600 SF
Office Size	5,502 SF (11%)
Year Built	2017
Site Size	4.48 Acres
County	DuPage County

PROPERTY FEATURES

Clear Height	30'
Building Dimensions	247' x 224'
Column Spacing	48' x 50' with 60' speed bays
Truck Court Depth	125'
Loading Type	Rear Load
Dock Doors	6 (expandable to 8)
Drive-In Doors	1 (expandable to 2)
Car Parking	62 cars (expandable)
Power	400 Amps
Lighting	LED - 30 FC in warehouse
Fire Protection	ESFR
HVAC	Warehouse: Gas Fired Unit Heaters Office: Full HVAC

LEASING OVERVIEW

Operating Expenses	\$1.19
Insurance	\$0.14
Taxes	\$2.41
Rental Rate	Subject to Offer

SITE PLAN & PROPERTY OVERVIEW

255 MADSEN DR

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255 MADSEN DRIVE

Nidec
NIDEC MOTOR CORPORATION

**ABRASIVE
FORM**

**Really
Useful
Box**

LEVITON

Jasper Meats
Purveyors of Fine Meats

COSTCO

ARMY TRAIL ROAD

MADSEN DRIVE

MSC
Industrial Supply Co.

Alro Steel
Metals & Plastics

adi
logistics

SWFL
inc.

KORPACK

NOTABLE NEIGHBORS

255 MADSEN DR

Bloomington, IL



Desirable Central DuPage Location

255 Madsen Drive is situated in the Central DuPage submarket, offering a core location within the Chicago metropolitan area. The Central DuPage submarket continues to serve as one of the most coveted locations in Chicago. The location benefits from the interstate accessibility, low DuPage County Real Estate Taxes, abundance of highly skilled labor, and surrounding amenities.

KEY DISTANCES

5 Miles	to I-355
8 Miles	to I-290
14 Miles	to I-88
15 Miles	to I-90
15 Miles	to I-294
21 Miles	to Chicago O'Hare International Airport (ORD)
31 Miles	to Downtown Chicago
38 Miles	to Chicago Midway International Airport (MDW)



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