

AVAILABLE FOR LEASE
Great Location
WHITE PINES INDUSTRIAL PARK



Location: 234 James Street, Bensenville, IL

Available Space 7,513 SF (part of a larger building)

Building Size: 22,539 SF

Year Built 1979

Offices: Approximately 950 SF +/- (1 General & 1 Private)

Clear Height: 14 Ft. Clear

Sprinkled: No

HVAC AC: Office / Heat: Gas
Three (3) Hanging Gas Units in warehouse.

Power: 200 Amperes

Loading Facilities: 1 Dock, 1 Drive-In-Door

Lease Rate: \$10.75 Modified Gross/\$6,730.40/Month
\$80,764.75 Annually

Real Estate Taxes: \$1.26 /SF (Tax Stop Base Year 2024 \$28,440.42)

CAM Estimated. .28/SF -Based on 3 YR Aver (2023-2025) Actual

Parking: Nine (9) Spaces

Possession: April 15, 2026

Security Deposit: Two (2) Months- Calculated on average term of lease
(Not Negotiable)

Financial Requirements: Credit Application, Financial review, Lease personally
Guaranteed

Remarks: Quality image, Masonry construction,
close to I-290 and Rt. 83

Contact: Suzanne Maffia #847-751-6914 Cell
Broker is Member of ownership LLC

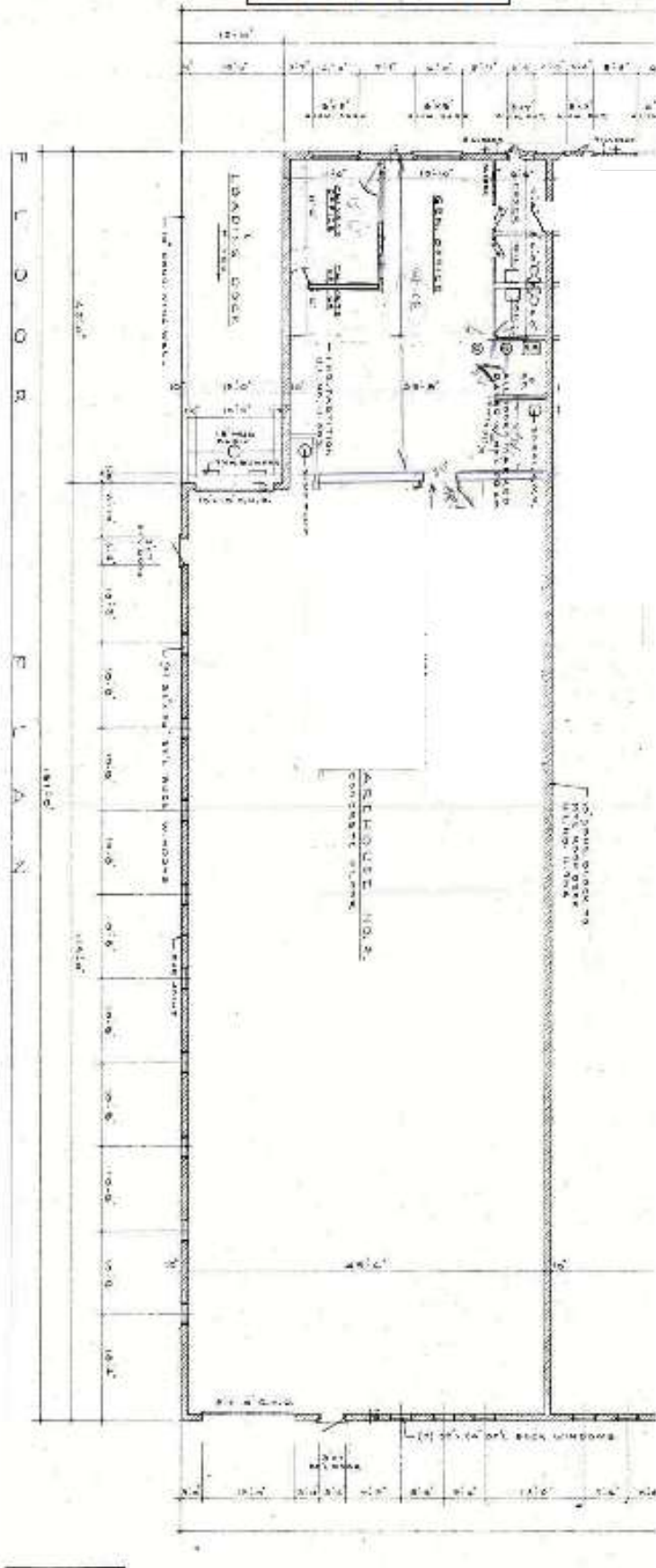
New LED Lighting in office & warehouse. New Ceiling Tiles. New Blinds!

General Office





234 JAMES FLOOR PLAN



7,513 sf