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# 600-700 Devon Avenue

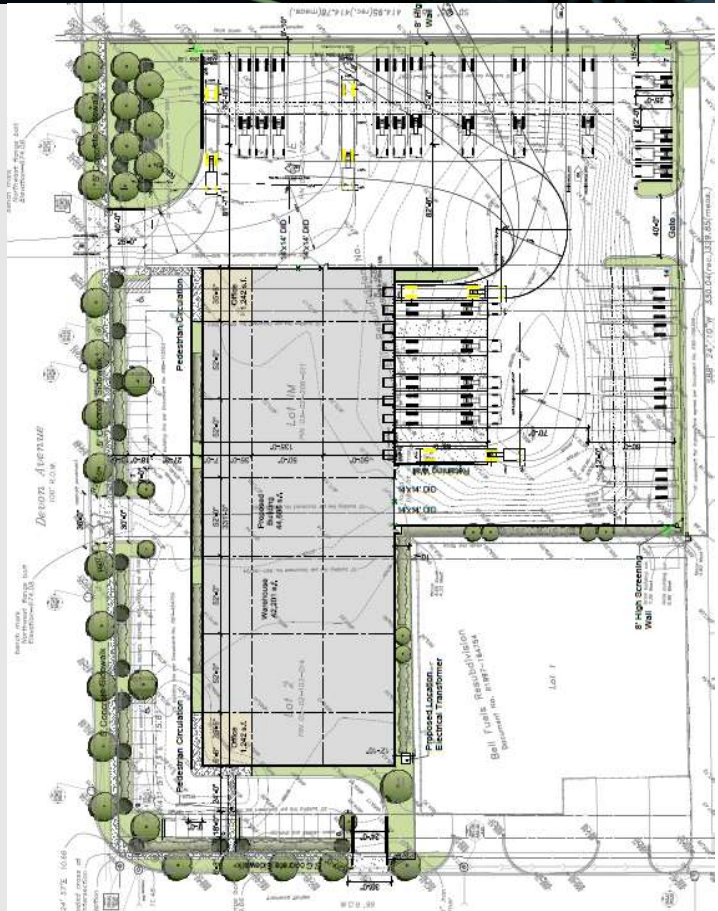
Bensenville, IL 60106



**NEW SPEC DEVELOPMENT**

## Proposed Building Highlights

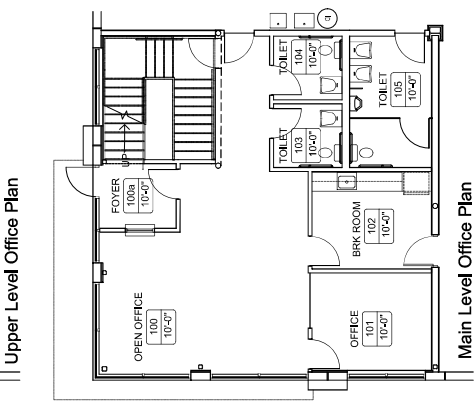
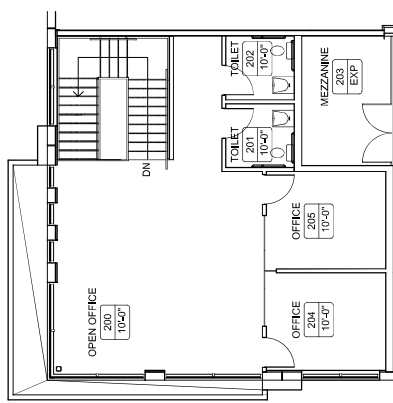
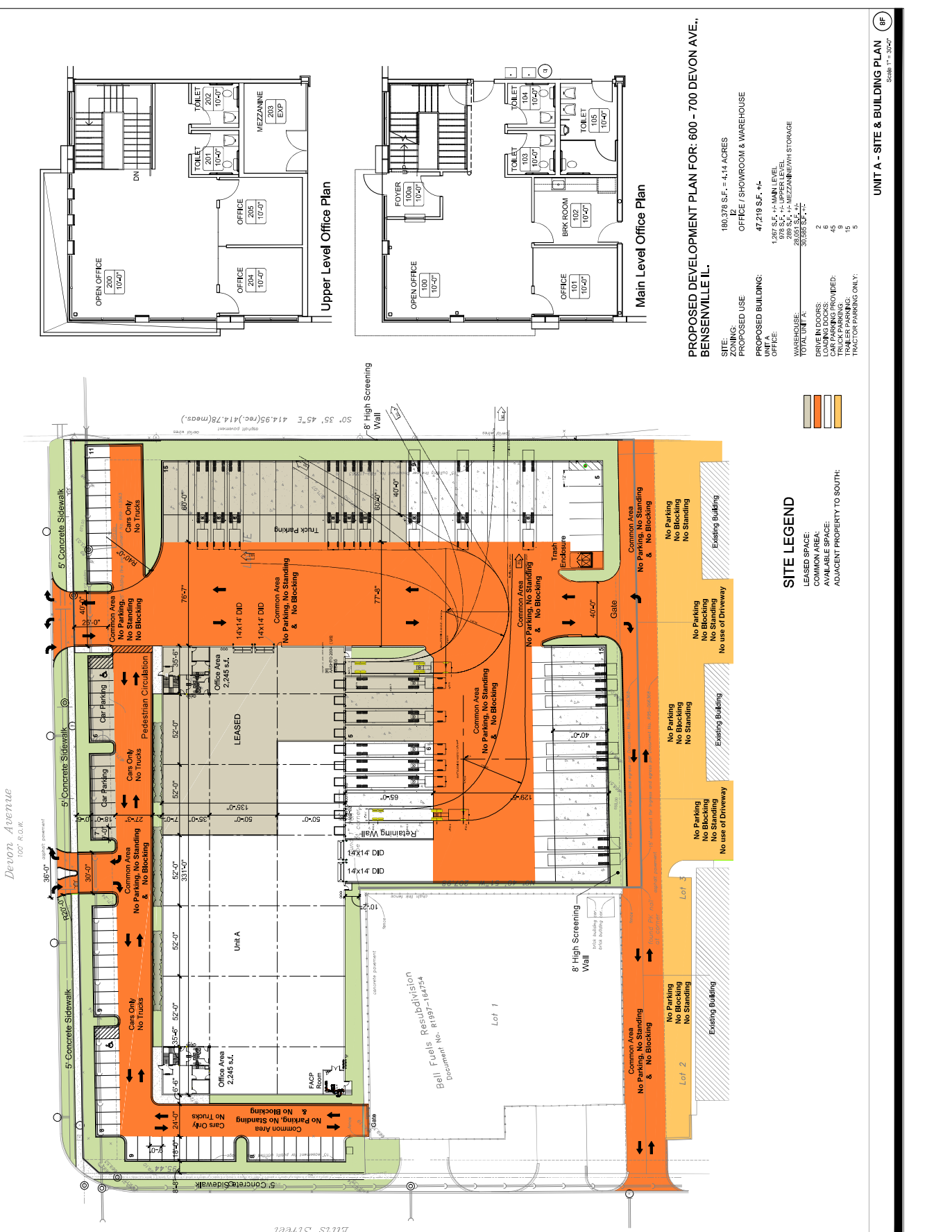
- New, Class-A Industrial Development
- Free Standing Building
- Excellent Corner Visibility
- DuPage County Real Estate Taxes
- 47,219 S.F. Building +/- (Divisible 2 Units)
- Available Unit A: 700 Devon
- 30,585 S.F. +/-
- 2,534 S.F. Office +/-
- 30' Clear at Low Point +/-
- (5) Exterior Docks (9' x 10')
- (1) Exterior Air Freight Dock (9' x 12')
- (2) DID's (14' x 14')
- 45 Car Stalls +/-
- 9 Truck Trailer Parking +/-
- 15 Trailer Parking +/-
- 5 Bobtail Parking +/-
- 400-600 Amps, 277/480 Volt, 3 Phase, 4 Wire
- Gas Unit Heaters, AC
- Fire Sprinkler: ESFR
- I-2 Industrial Zoning
- Rental Rate: Subject to Offer
- CAM: Lessee Responsibility
- Ideal Sales Office/Showroom, Distribution, Logistics Warehouse with On-Site Parking



Building a Better Image

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**PROPOSED DEVELOPMENT PLAN FOR: 600 - 700 DEVON AVE., BENSenville, IL.**

SITE: 180,376 S.F. = 4.14 ACRES  
 ZONING: OFFICE / SHOWROOM & WAREHOUSE  
 PROPOSED BUILDING: 47,219 S.F. +/-  
 UNIT A: 1,297 S.F. +/- MAIN LEVEL  
 OFFICE: 978 S.F. +/- UPPER LEVEL  
 MEZZANINE  
 WAREHOUSE: 28,035 S.F. +/- MEZZANINE/NEW STORAGE  
 TOTAL UNIT A: 30,332 S.F. +/-

LEASED SPACE: 2  
 COMMON AREA: 6  
 AVAILABLE SPACE: 5  
 TRAILER PARKING: 15  
 TRACTOR PARKING ONLY: 5

**SITE LEGEND**

LEASED SPACE: [Orange Box]  
 COMMON AREA: [Light Green Box]  
 AVAILABLE SPACE: [Light Blue Box]  
 ADJACENT PROPERTY TO SOUTH: [Hatched Box]