

320-336 W. Chrysler Drive, Belvidere IL

Available: 1,485 – 3,205 SF



2 Spaces Available

FOR LEASE: Great Visibility, Anchored by Dunkin Donuts

AVAILABLE: 1,485 – 3,205 SF

LAND: 0.40 Acres

CONSTRUCTION: Masonry

PARKING: 13 Stalls

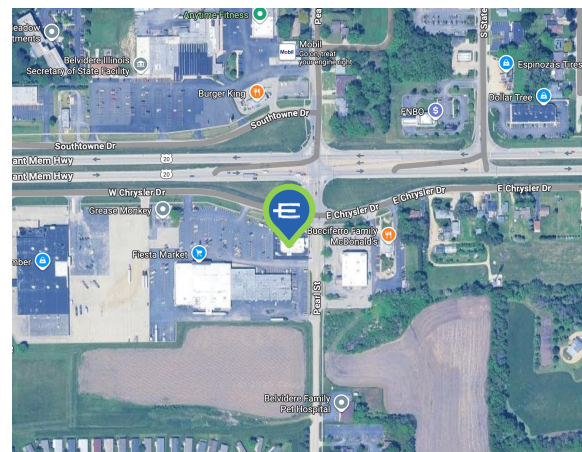
YEAR BUILT: 2024

ZONING: GB- General Business

SPRINKLERED: Yes

Warm Shell – Floors are not Poured

LEASE RATE: Subject to Offer



- Anchored by Dunkin Donuts
- 15,000 VPD on US Highway 20

SCAN FOR LISTING



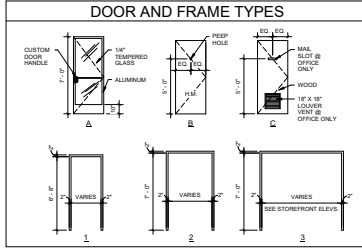
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SITE PLAN



DOOR SCHEDULE

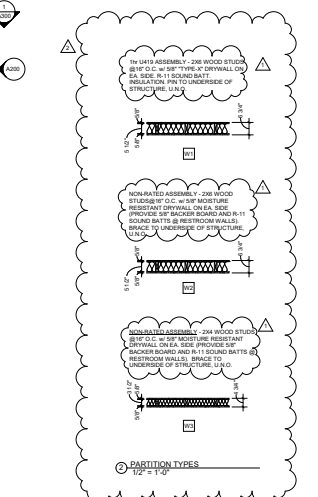
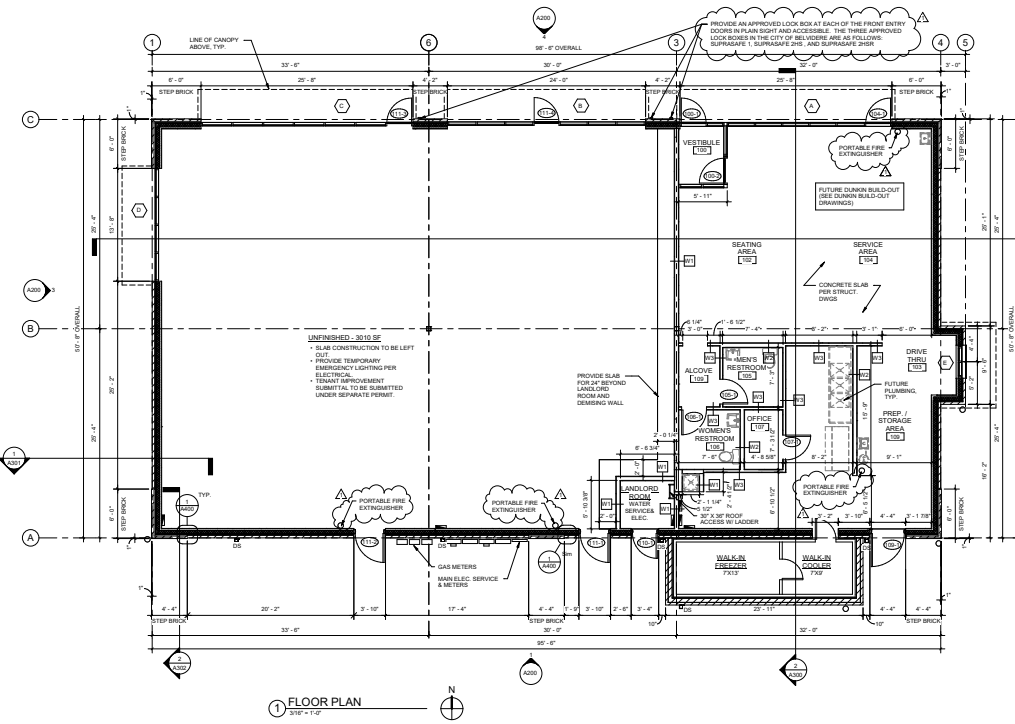
OPENING NUMBER	ROOM NAME	DOOR			FRAME			HARDWARE SET	REMARKS	
		TYPE	MATERIAL	SIZE	TYPE	MATERIAL	FINISH			
105-1	VESTIBULE	A	ALUM.GL	3'-0" x 7'-0"	CLEAR ANOD. ALUM.	3	ALUM.	CLEAR ANOD. ALUM.	1	5
105-2	VESTIBULE	A	ALUM.GL	3'-0" x 7'-0"	CLEAR ANOD. ALUM.	3	ALUM.	CLEAR ANOD. ALUM.	2	5
104-1	SERVICE AREA	A	ALUM.GL	3'-0" x 7'-0"	CLEAR ANOD. ALUM.	3	ALUM.	CLEAR ANOD. ALUM.	3	1
105-3	MEN'S RESTROOM	C	WOOD	3'-0" x 6'-0"	PANT	1	H.M.	PANT	4	2, 4
105-4	WOMEN'S RESTROOM	C	WOOD	3'-0" x 6'-0"	PANT	1	H.M.	PANT	4	2, 4
105-5	OFFICE	C	WOOD	3'-0" x 6'-0"	PANT	1	H.M.	PANT	5	3, 5
105-6	PREP / STORAGE AREA	B	H.M.	4'-0" x 7'-0"	PANT	2	H.M.	PANT	6	3, 5, 7
110-1	LANDING ROOM	B	H.M.	4'-0" x 7'-0"	PANT	2	H.M.	PANT	7	6, 7
111-1	UNFINISHED SPACE	B	H.M.	4'-0" x 7'-0"	PANT	2	H.M.	PANT	7	6, 7
111-2	UNFINISHED SPACE	B	H.M.	4'-0" x 7'-0"	PANT	2	H.M.	PANT	7	6, 7
111-3	UNFINISHED SPACE	A	ALUM.GL	3'-0" x 7'-0"	CLEAR ANOD. ALUM.	3	ALUM.	CLEAR ANOD. ALUM.	8	1
111-4	UNFINISHED SPACE	A	ALUM.GL	3'-0" x 7'-0"	CLEAR ANOD. ALUM.	3	ALUM.	CLEAR ANOD. ALUM.	8	1

REMARKS:
 1. PROVIDE 1" INSULATED & TEMPERED GLASS. FRAME TO MATCH STOREFRONT COLOR.
 2. UNDERCUT DOOR 1".
 3. PROVIDE 90 DEGREE DOOR VENER CENTERED IN DOOR @ 5" O.A.F.F. MODEL SQUARE FROM OWNER'S SECURITY.
 4. DOOR AND FRAME PAINT TO MATCH OSBERN WILLIAMS 2017 "IRON GRAY".
 5. PROVIDE LOUVERED VENT @ OFFICE.
 6. SEE EXTERIOR ELEVATIONS FOR COLOR OF H.M. EXTERIOR DOORS.
 7. INSULATED METAL DOOR.

HARDWARE SCHEDULE

SET #	DESCRIPTION	MODEL NUMBER	MANUFACTURER	REMARKS
1	TEMPORARY CYLINDER LOCK CLOSER OF SET PROVS THRESHOLD	3001 OR 3002 AS REQUIRED 5200 MIL 1-1/4 OLV ALM	HAGER	
	1/4" DOOR HANDLE	MS 1850A CUSTOM 4045 MIL 1/2" X 4"	HAGER	
	WEATHER STRIPPING	MS 1850A CUSTOM 4045 MIL 1/2" X 4"	HAGER	
2	TEMPORARY CYLINDER DOOR CLOSER OF SET PROVS THRESHOLD	3001 OR 3002 AS REQUIRED 5200 MIL 1-1/4 OLV ALM	HAGER	
	1/4" DOOR HANDLE	MS 1850A CUSTOM 4045 MIL 1/2" X 4"	HAGER	
	WEATHER STRIPPING	MS 1850A CUSTOM 4045 MIL 1/2" X 4"	HAGER	
3	TEMPORARY CYLINDER DOOR CLOSER OF SET PROVS THRESHOLD	3001 OR 3002 AS REQUIRED 5200 MIL 1-1/4 OLV ALM	HAGER	
	1/4" DOOR HANDLE	MS 1850A CUSTOM 4045 MIL 1/2" X 4"	HAGER	
	WEATHER STRIPPING	MS 1850A CUSTOM 4045 MIL 1/2" X 4"	HAGER	
4	1-1/2 PAK BUTT HINGES LOCKER	BS-1279 380 3440 WTH US200	HAGER	
	FLOOR STOP	241 P US200	HAGER	
	MODULAIR DOOR CLOSERS	248 2006 107 1/2" X 1 1/4" O.D.	HAGER	
	SPRING HINGERS	1279 US200	HAGER	
	LETTER SLOT	426 PA28 US200	HAGER	
	BEVEL FLOOR STOP	241F US200	HAGER	
5	HINGES LOCKER	881 191 320 3440 WTH US200	HAGER	
	DOOR CLOSERS	3465 PLS 5 H200S ALM	HAGER	
	THRESHOLD	4135 MIL	HAGER	
	WEATHER STRIPPING	8025 B M	HAGER	
	HOLDER TOP	2085 US200	HAGER	
	WEATHER STRIPPING	8025 B M	HAGER	
	LOCK GUARD	941 D 320	HAGER	
6	HINGES LOCKER	881 191 320 3440 WTH US200	HAGER	
	DOOR CLOSERS	3465 PLS 5 H200S ALM	HAGER	
	THRESHOLD	4135 MIL	HAGER	
	WEATHER STRIPPING	8025 B M	HAGER	
	HOLDER TOP	2085 US200	HAGER	
	WEATHER STRIPPING	8025 B M	HAGER	
	LOCK GUARD	941 D 320	HAGER	
7	TEMPORARY CYLINDER DOOR CLOSER	3001 OR 3002 AS REQUIRED 5200 MIL 1-1/4 OLV ALM	HAGER	
	1/4" DOOR HANDLE	MS 1850A CUSTOM 4045 MIL 1/2" X 4"	HAGER	
	WEATHER STRIPPING	MS 1850A CUSTOM 4045 MIL 1/2" X 4"	HAGER	

REMARKS:
 1. SEE EXTERIOR'S NATIONAL ARCHITECTS.
 2. ALTERNATIVE MODEL # L-VGL-WD, P x 1", NATIONAL GUARD PRODUCT



KORU
 ARCHITECTS (ENGINEERS) SURVEYORS
 formerly ECA Architects
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 PROFESSIONAL DESIGN FIRMA
 NO. 184.008901-0012

Client:
PROPOSED RETAIL
 Renovation:
 320 W. Chrysler Drive
 Bensenville, IL 61009

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PRELIMINARY BID	11-23-20
2	ISSUED FOR PERMIT	12-01-20
3	PERMIT COMMENTS	02-20-21
4	PERMIT AMENDMENTS	03-20-21

FILE NAME: 22-275
 DRAWN BY: REVISED BY: ERIC
 SHEET TITLE:
FLOOR PLAN & DOOR SCHEDULE
 SHEET NO.
A101

LOCATION



320-336 W. Chrysler Drive, Belvidere IL

LOCATION

This brand-new retail construction offers a prime location right next to Dunkin' Donuts, ensuring strong visibility and steady foot traffic. Positioned in a growing commercial area with easy access from Chrysler Drive and nearby major roads, this property is ideal for retailers, quick-service restaurants, or service-oriented businesses looking to establish a presence in Belvidere. With excellent exposure and synergy from neighboring businesses, this site presents an exciting opportunity for companies seeking a fresh, high-traffic retail location.