

11,891 SF – 17,281 SF Available

CORNERSTONE **BUSINESS** PARK

📍 BENSENVILLE, IL

11,891 SF
Available

12,000 – 17,281 SF
Available

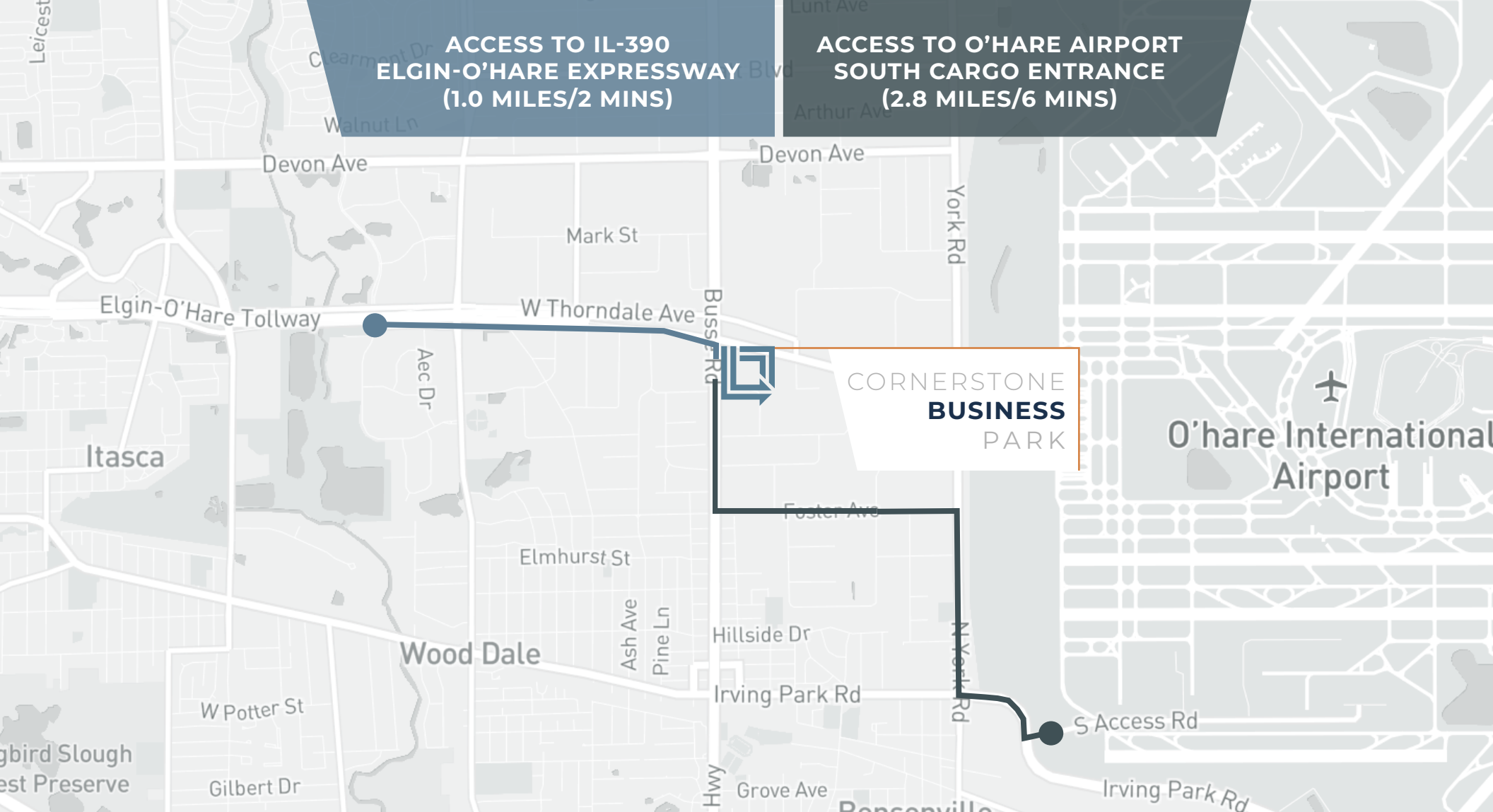
871-891 IL-ROUTE 83

LBA Logistics 

CBRE

**ACCESS TO IL-390
ELGIN-O'HARE EXPRESSWAY
(1.0 MILES/2 MINS)**

**ACCESS TO O'HARE AIRPORT
SOUTH CARGO ENTRANCE
(2.8 MILES/6 MINS)**



HIGHLIGHTS



Direct access to major thoroughfares, including IL-390, IL-Rte 83/Busse Road and Thorndale Avenue



DuPage County taxes



Quick access to South Cargo Entrance at O'Hare Airport, I-90 and I-290



Signage/exposure opportunities along IL-Rte 83/Busse Road

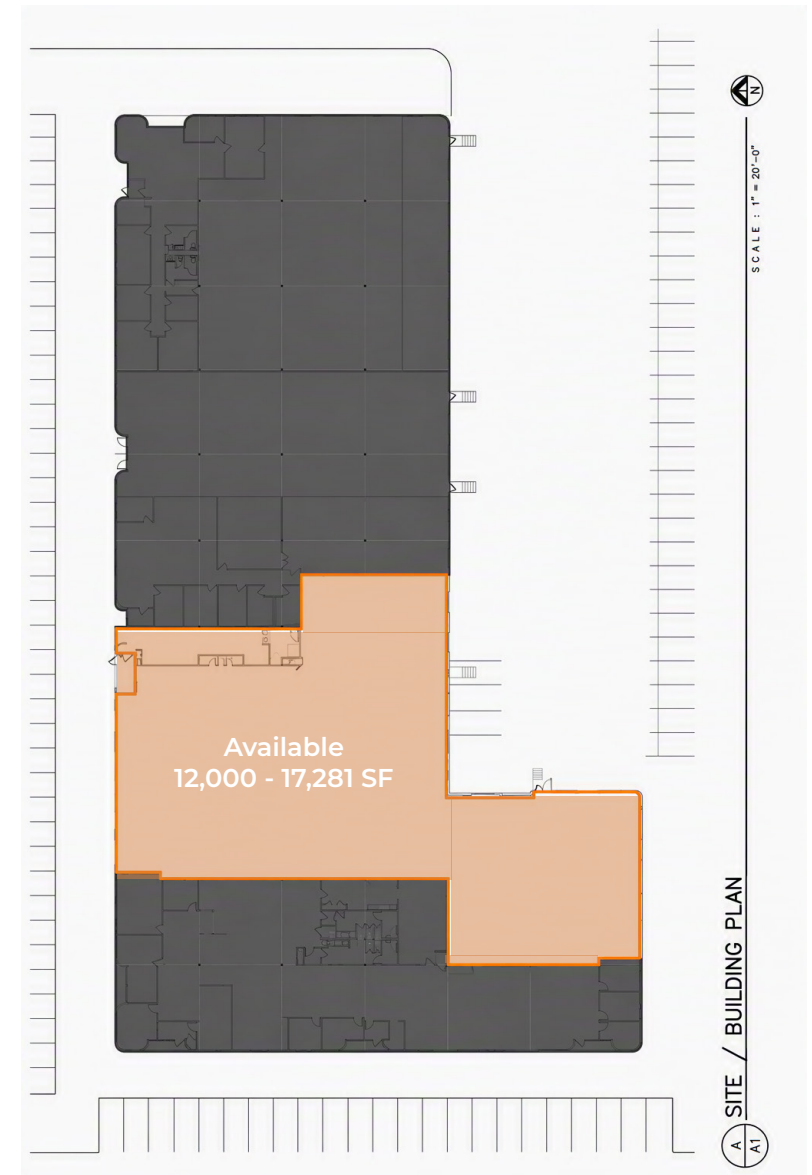


Institutionally owned and managed facility

UNIT 871

PROPERTY SPECS

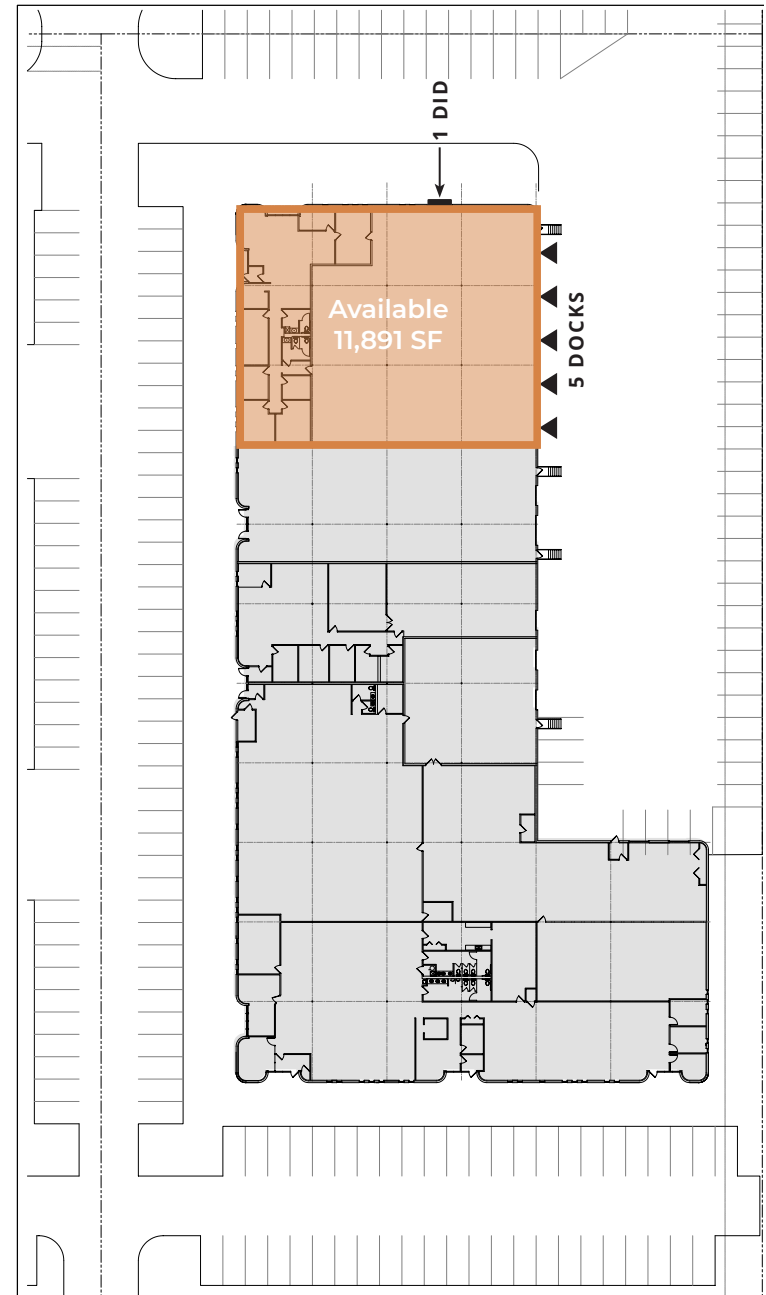
BUILDING SIZE	47,944 SF
AVAILABLE SIZE	12,000 SF - 17,281 SF
OFFICE SIZE	±2,500
CEILING HEIGHT	12'-6"
LOADING	4 exterior docks
SPRINKLER	Wet system
REAL ESTATE TAXES	\$2.90 PSF
CAM/MANAGEMENT FEE	\$1.45PSF
INSURANCE	\$0.10 PSF
DATE AVAILABLE	November 1, 2026
ASKING LEASE RATE	Subject to offer



UNIT 891

PROPERTY SPECS

BUILDING SIZE	47,944 SF
AVAILABLE SIZE	11,891 SF
OFFICE SIZE	±3,500 SF
CEILING HEIGHT	12'-6"
LOADING	5 exterior docks, 1 drive-in door
SPRINKLER	Wet system
REAL ESTATE TAXES	\$2.90 PSF
CAM/MANAGEMENT FEE	\$1.45PSF
INSURANCE	\$0.10 PSF
DATE AVAILABLE	Immediately
ASKING LEASE RATE	Subject to offer



North

O'HARE AIRPORT

ILLINOIS
390

Thorndale Ave.

891 Busse

871 Busse

IL-Rte 83/Busse Rd.

CORNERSTONE
BUSINESS
PARK

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