

**AVAILABLE**

**±47,350 SF**

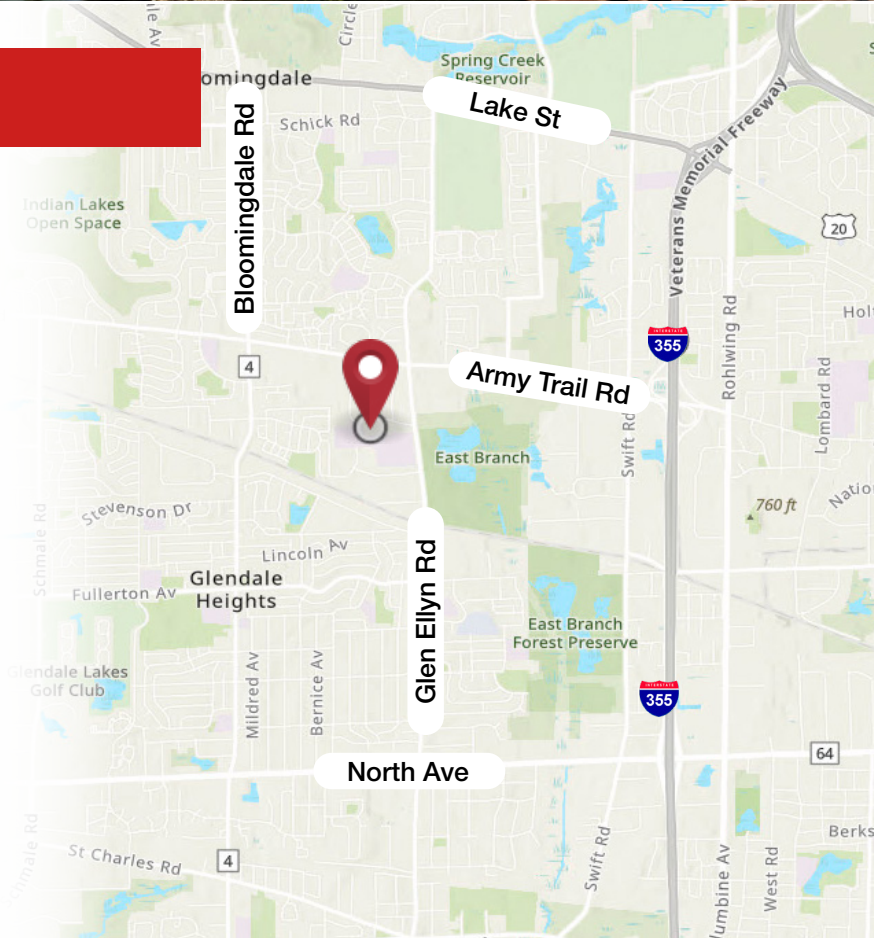
**Available For Lease**

**699-701 Regency Drive**

Glendale Heights, Illinois 60139

**PROPERTY HIGHLIGHTS**

- ±47,350 SF available (Unit 699)
- ±98,500 SF building
- 7,884 SF office
- 5 dock high doors
- 1 drive-in door
- ±50 car parking spaces
- 22' clear height
- 400 amps / 480 volts
- New roof 2026
- Solar Array PV system coming 2026 with access to discounted power
- Located in High Grove Business Park
- Immediate access to I-355
- Low DuPage County taxes
- Lease Price: Subject To Offer



**Contact**

**Kelly Disser**

+1 630 317 0721

kdisser@hiffman.com

**Michael J Freitag**

+1 630 693 0652

mfreitag@hiffman.com

**TJ Feeny**

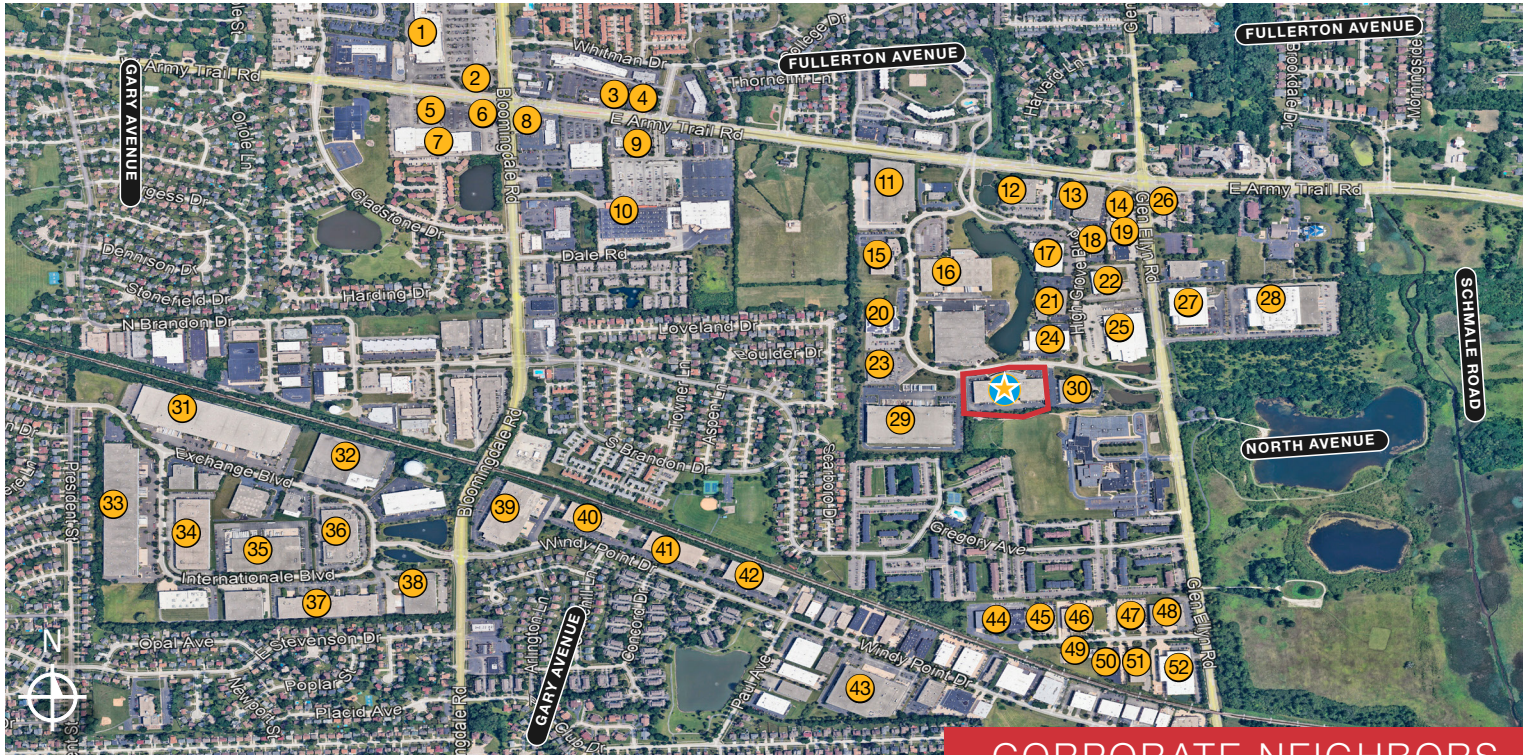
+1 630 693 0680

tfeeny@hiffman.com



## PROPERTY SPECIFICATIONS

- ±47,350 SF AVAILABLE (UNIT 699)
- ±98,500 SF BUILDING
- ±7,884 SF OFFICE
- 5 DOCK HIGH DOORS
- 1 DRIVE-IN DOOR
- ±50 CAR PARKING SPACES
- 22' CLEAR HEIGHT
- 400 AMPS / 480 VOLTS
- LOCATED IN HIGH GROVE BUSINESS PARK
- IMMEDIATE ACCESS TO I-355
- LOW DUPAGE COUNTY TAXES



## CORPORATE NEIGHBORS

- |   |   |  |
|---|---|--|
| ★ SUBJECT PROPERTY                            | 16 NEW WAVE INT'L CARGO                         | 31 PREMIER PACKAGING                   |
| 1 JEWEL-OSCO                                  | 17 MDC WALLCOVERINGS<br>WINFIELD THYBONY DESIGN | 32 STARTEX INDUSTRIES                  |
| 2 CHASE BANK                                  | 18 APOSTROPHE DESIGN                            | 33 PRIORITY WIRE & CABLE               |
| 3 TACO BELL                                   | 19 HERE COMES THE BRIDE<br>BRIDAL BOUTIQUE      | 34 BUY-RITE DISTRIBUTORS               |
| 4 MCDONALD'S                                  | 20 SIMMONS KNIFE & SAW                          | 35 SPECIALTY MOVING SYSTEMS            |
| 5 STARBUCKS                                   | 21 ITW COMM'L CONSTRUCTION                      | 36 ELEMENT CHICAGO                     |
| 6 DUNKIN DONUTS                               | 22 FCBP, LLC                                    | 37 LENNOX STORES                       |
| 7 ALDI  | 23 DARUL QASIM COLLEGE                          | 38 BIOLOGOS                            |
| 8 BURGER KING                                 | 24 BISCO INDUSTRIES                             | 39 VERTICAL ENDEAVORS                  |
| 9 BUONA BEEF                                  | 25 GARYBAR                                      | 40 MEDEFIL                             |
| 10 HOME DEPOT                                 | 26 SHELL GAS STATION                            | 41 SUGARLOAF CREATIONS                 |
| 11 CONVENIENCE VALET                          | 27 BI-LINK<br>NOW FOODS                         | 42 STRONGDOR                           |
| 12 CRESCEND TECHNOLOGIES                      | 28 AMPUP CHARGING STATION<br>NOW FOODS          | 43 MEDEFIL INC                         |
| 13 SCREWS INDUSTRIES<br>GATEWAY SCREW & RIVET | 29 OSM WORLDWIDE                                | 44 RC COIL SPRING MFG                  |
| 14 WALGREENS                                  | 30 ROBERT C WEISHEIT                            | 45 INFINITECH AUTO SERVICE             |
| 15 AJR INTERNATIONAL                          |   | 46 HUDAPACK METAL TREATING<br>OF IL    |
|   |   | 47 PAINTERS USA                        |
|   |   | 48 STONE INSTALLATION &<br>MAINTENANCE |
|   |   | 49 IVM CHEMICALS                       |
|   |   | 50 STONE DESIGN                        |
|   |   | 51 VIVIFY                              |
|   |   | 52 NORTHSTAR METAL<br>PRODUCTS         |

# BUILDING PLAN

