

Now Available for Lease

134,000 SF Industrial Rail-Served & Crane-Equipped Building
25'-30' Clear Height | O'Hare/DuPage County Location
±134,000 SF Adjacent Expansion Land

±134,000 SF
EXPANSION LAND

520 THOMAS DRIVE
BENSENVILLE, IL

NAI Hiffman
Commercial Real Estate Services, Worldwide

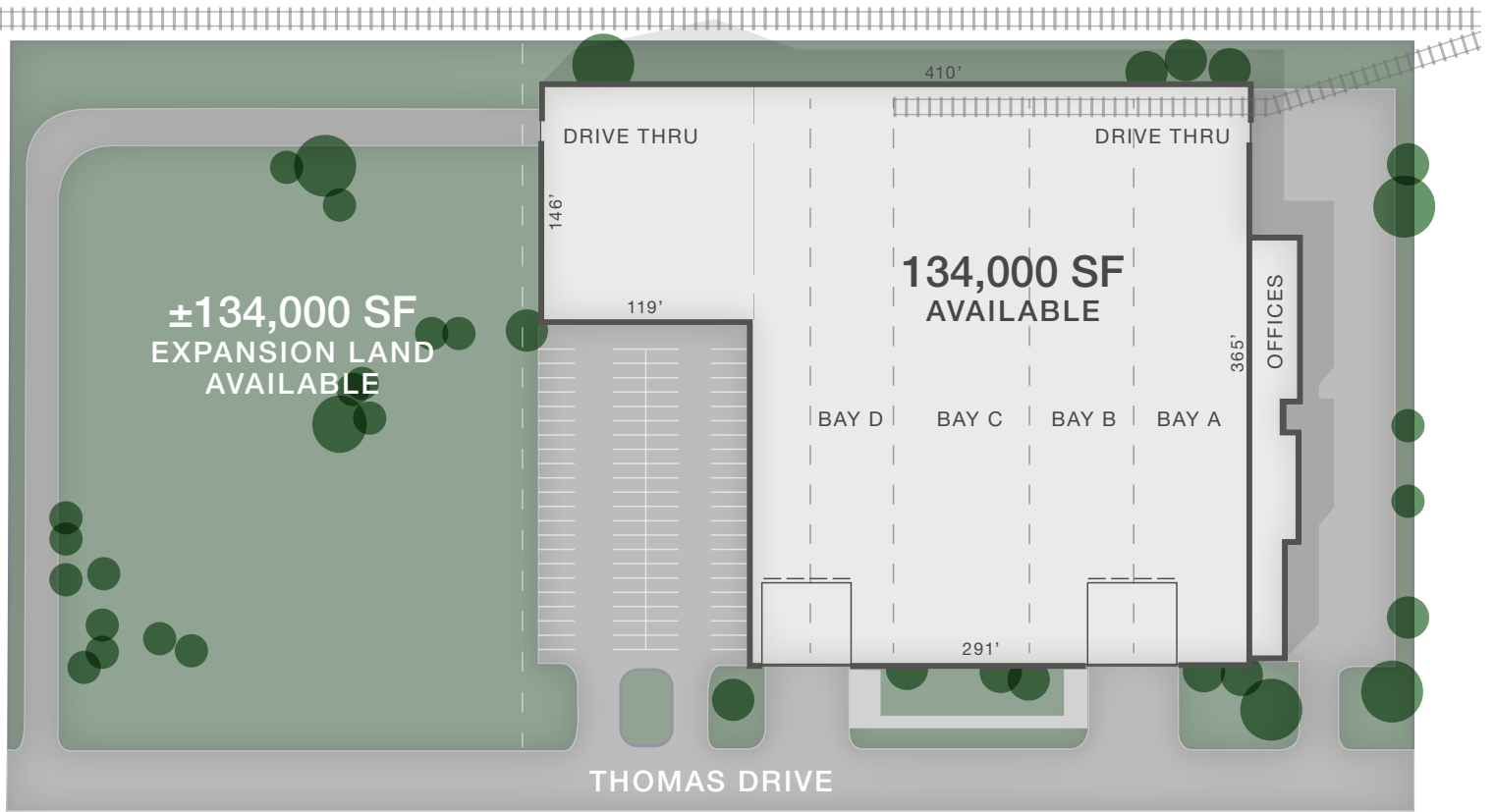
Mark Baumhart CCIM
630.691.0550
mbaumhart@hiffman.com

520 THOMAS DRIVE | BENSENVILLE, IL



PROPERTY HIGHLIGHTS

- DuPage County/O'Hare Submarket
- Close proximity to I-355, I-90, I-294 and I-390
- ESFR Sprinkler
- 6"-12" concrete floors
- 6 cranes; 20/25/20 - (3) 10-ton cranes
- Low DuPage County taxes
- Close proximity to O'Hare International Airport
- 24'± under hook clearance
- 3-acre expansion land
- Ideal for distribution businesses, manufacturing and crane users



PROPERTY SPECIFICATIONS

BUILDING SIZE	134,000 SF
OFFICE SPACE	10,000 SF
CLEAR HEIGHT	25'-30'
LOADING	8 Interior Docks 6 Drive-In Doors
POWER	3,600 Amps @ 480 Volts
PARKING	85 (Expandable)
RAIL SERVICE	Linked to CP Rail
SPRINKLER	ESFR
LEASE RATE	Subject to Offer

BAY	A	B	C	D
Crane Size	10 Ton 25 Ton	30 Ton 20 Ton	20 Ton	20 Ton
Clear Height	±30'	±30'	±30'	±25'
Height Under Hook	±24'	±24'	±24'	±24'
Span	60'	60'	80'	60'



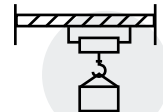
INCREDIBLE CLEAR HEIGHTS



RAIL-SERVED

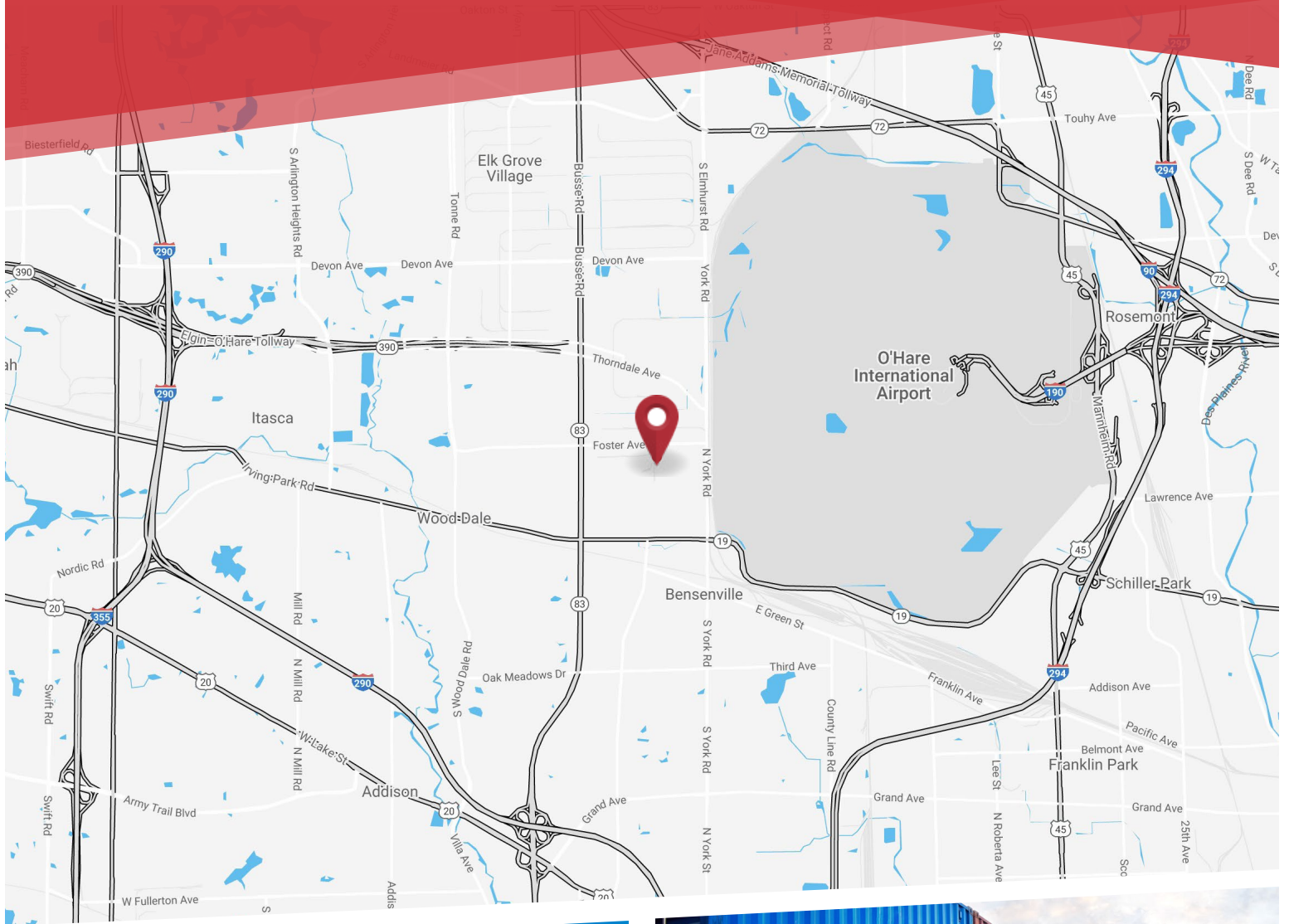


ADJACENT EXPANSION LAND



CRANE-EQUIPPED BUILDING

520 Thomas Drive | Bensenville, Illinois AVAILABLE FOR LEASE



Mark Baumhart CCIM
630.691.0550
mbaumhart@hiffman.com