

TURNBERRY LAKES
DISTRIBUTION CENTER



850 CENTRAL AVENUE
HANOVER PARK, IL | DUPAGE COUNTY

CLASS A INDUSTRIAL SPACE FOR LEASE

IDEAL CORPORATE HEADQUARTERS



327,467 SF
Class A Facility



Air Conditioned
Warehouse



35,000 SF
Cooler Room
(+/- 40 degrees)



Immediate
Highway Access



DuPage County
Real Estate Taxes

WHAT SETS THIS SITE APART

- Adjacent to the Elgin O'Hare Tollway which provides immediate access to I-90, I-290, and I-355
- Rare infill Chicago site with low, sustainable DuPage County real estate taxes
- Ideal proximity to O'Hare International Airport for freight forwarders/ logistics groups
- Nearby access to public transportation (Schaumburg Metra) and strong local labor environment

BUILT FOR PERFORMANCE

- High-image corporate headquarters facility with signage on Gary Avenue
- 36' ceilings that allow for efficient racking and distribution needs
- Climate-controlled warehouse for employee comfort and product sensitivity
- Expandable auto parking for immediate or future growth needs

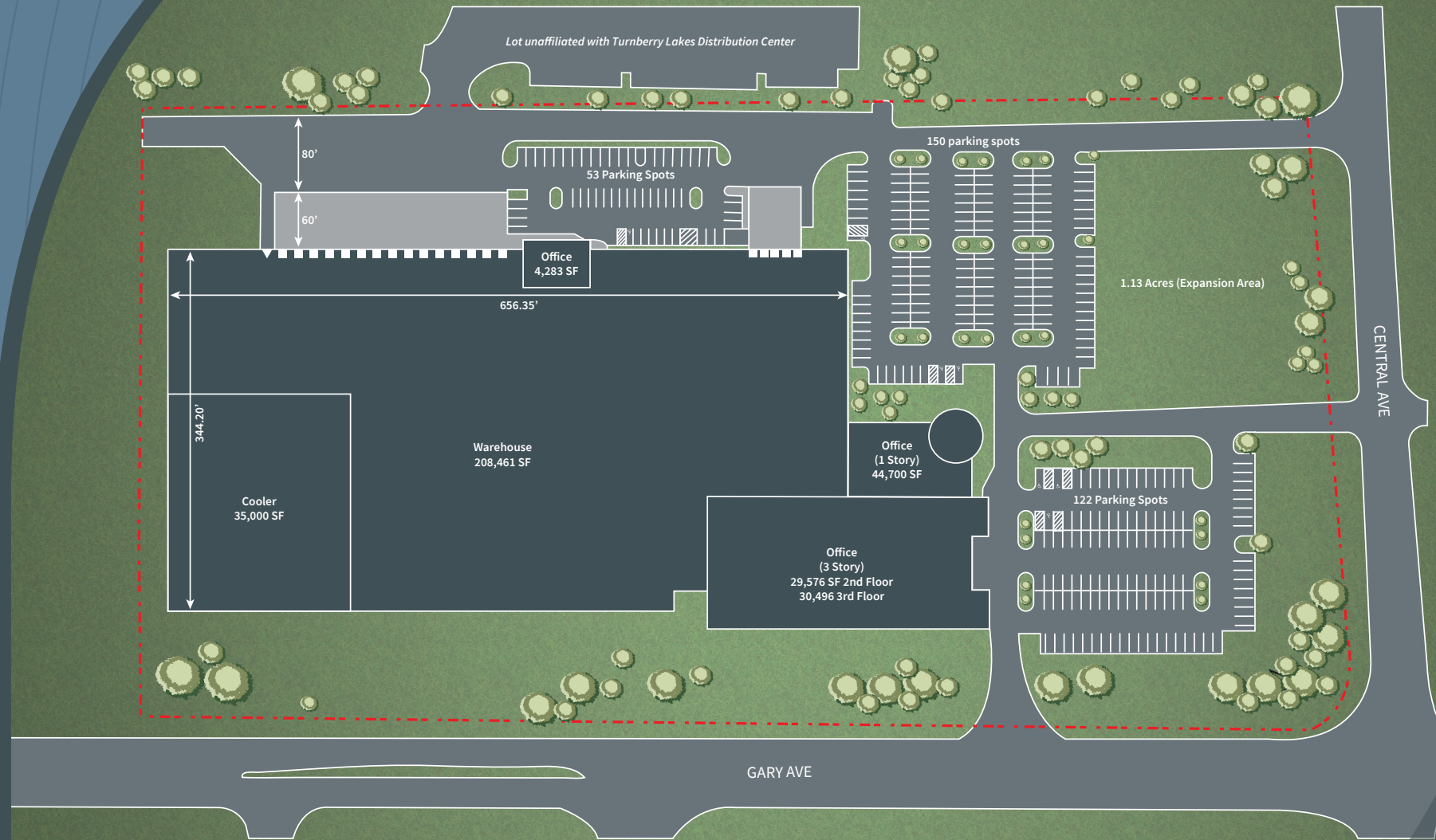




BUILDING SPECIFICATIONS

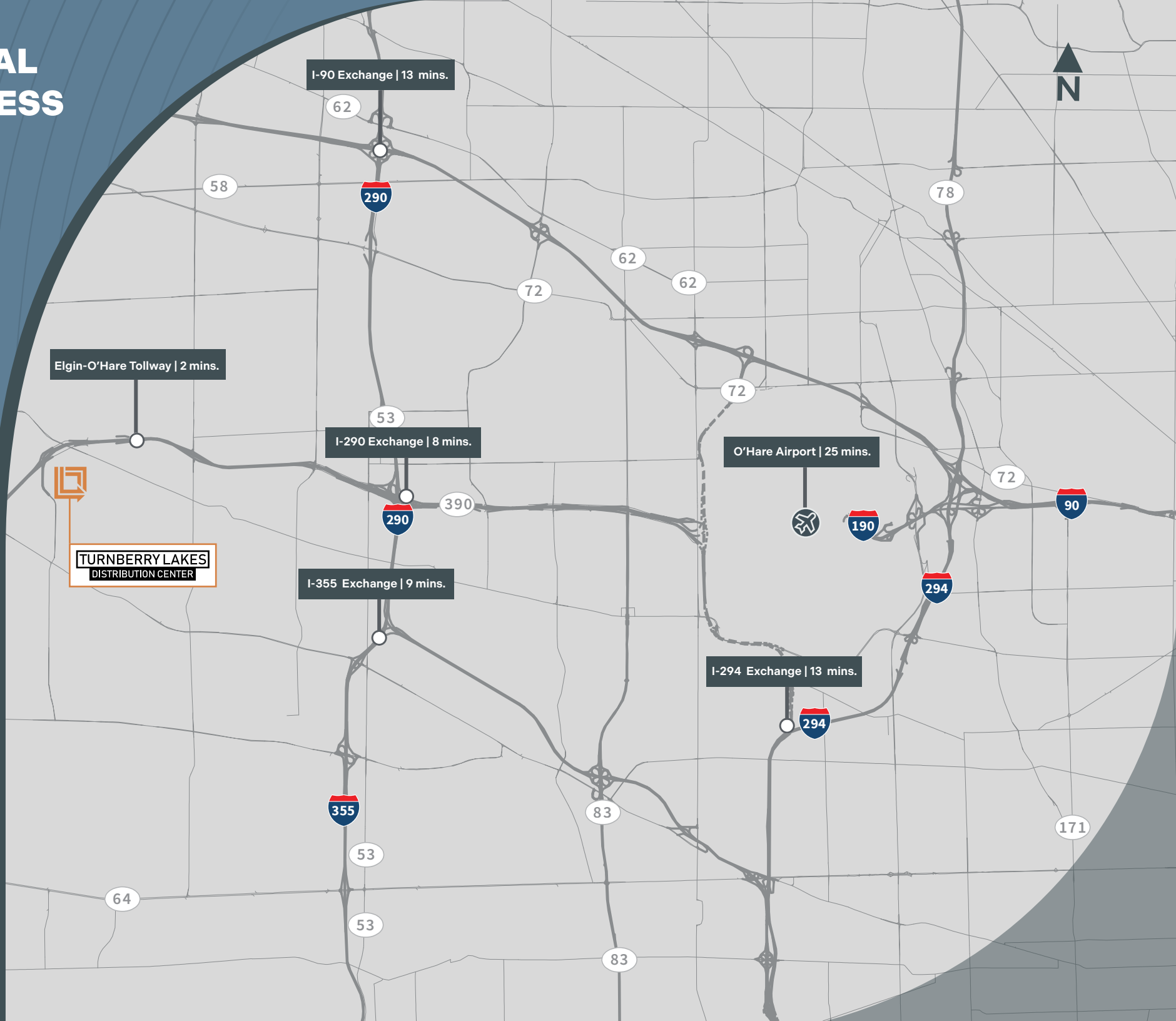
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|-------------------------------|---|
| TOTAL BUILDING SIZE: | 327,467 SF |
| TOTAL SPACE AVAILABLE: | 327,467 SF |
| OFFICE: | Three-story office: 104,772 SF total 44,700 SF 1st Floor 29,576 SF 2nd Floor 30,496 SF 3rd Floor |
| TOTAL ACREAGE: | 16.5 |
| YEAR BUILT: | 2001 |
| COLUMN SPACING: | 53' x 42' typical; 53' x 50' staging bays |
| FLOOR SLAB: | 10" insulated |
| CLEAR HEIGHT: | 36' |
| LOADING: | (22) 9' x 10' dock doors (1) 12' x 14' drive-in door 140' truck court (Including 65' truck apron of 8" concrete) |
| SPRINKLER: | Fully sprinklered ESFR system (Warehouse) NFPA 13 (Office) |
| COOLER: | 35,000 SF Cooler Room (+/- 40 degrees) |
| POWER: | Power Three Separately Metered Services: (1) 1000 KVa transformer connected to a 2000-amp 2,500 amp switch (2) 750 KVa transformers connected to 1600-amp switches (upon tenant verification) |
| VEHICLE PARKING: | 325 - Car parking spaces (Expandable to 475) |
| HVAC: | 100% air conditioned |
| LIGHTING: | 2'x4' fluorescent fixtures mounted in the suspended ceiling (Office); LED Lighting Warehouse |
| LEASE RATE: | Subject to Offer |
| REAL ESTATE TAXES: | \$1.46/SF (2024) |

SITE PLAN



[Click here for office floorplans.](#)

LOCAL ACCESS





CORPORATE NEIGHBORS

| Notable Corporate Tenancy |
|--|
| Thermo Fisher Scientific |
| Prinova USA |
| Lineage |
| BorgWarner Inc. |
| Signode Industrial Group |
| Jabil Packaging Solutions (Nypro) Hanover Park |
| iGPS Logistics |

| Notable Corporate Tenancy |
|---------------------------|
| West Rock |
| RGM Inc |
| Pregis Roselle |
| Associated |
| RGM, Inc. |
| Mann+Hummel |
| NOW Foods |



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