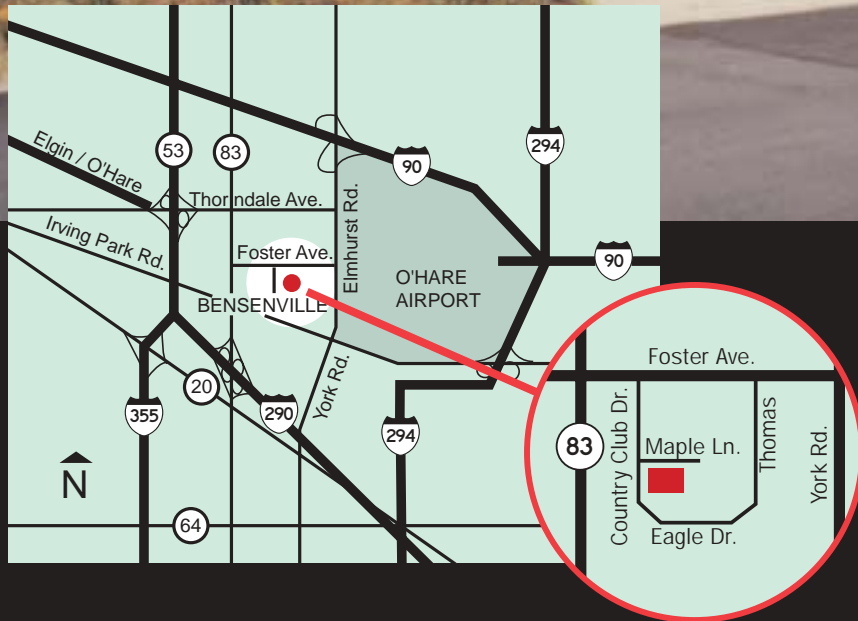


351 - 425 Country Club Drive Bensenville, Illinois • DuPage County

 Nicolson
Porter
& List
Inc.

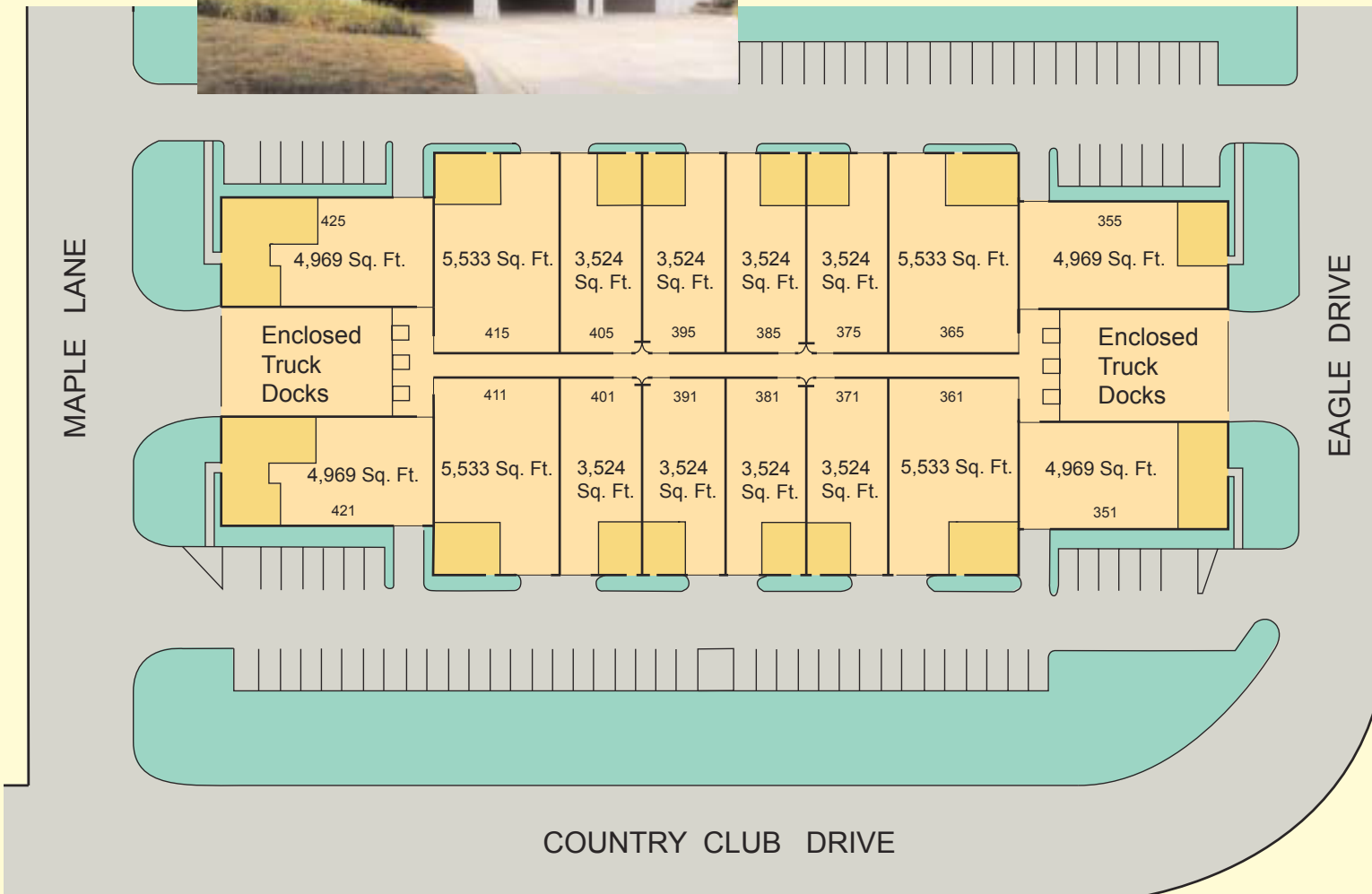


**Multi-Tenant Industrial Building
Units available in various sizes:
3,500 sq. ft. and up**

OUTSTANDING O'HARE LOCATION



- Six (6) Enclosed Truck Docks
- Docks accessible to every unit
- 12' x 14' Drive-In-Door in each unit
- 15' Clear Height in Warehouse
- Fully Sprinklered
- Built in 1990 - Energy Efficient
- Security cameras in common areas



Exclusive Agents



**Nicolson
Porter
& List
Inc.**

Corporate
Real Estate

(847) 698-7400

Contact:

Adam Stokes

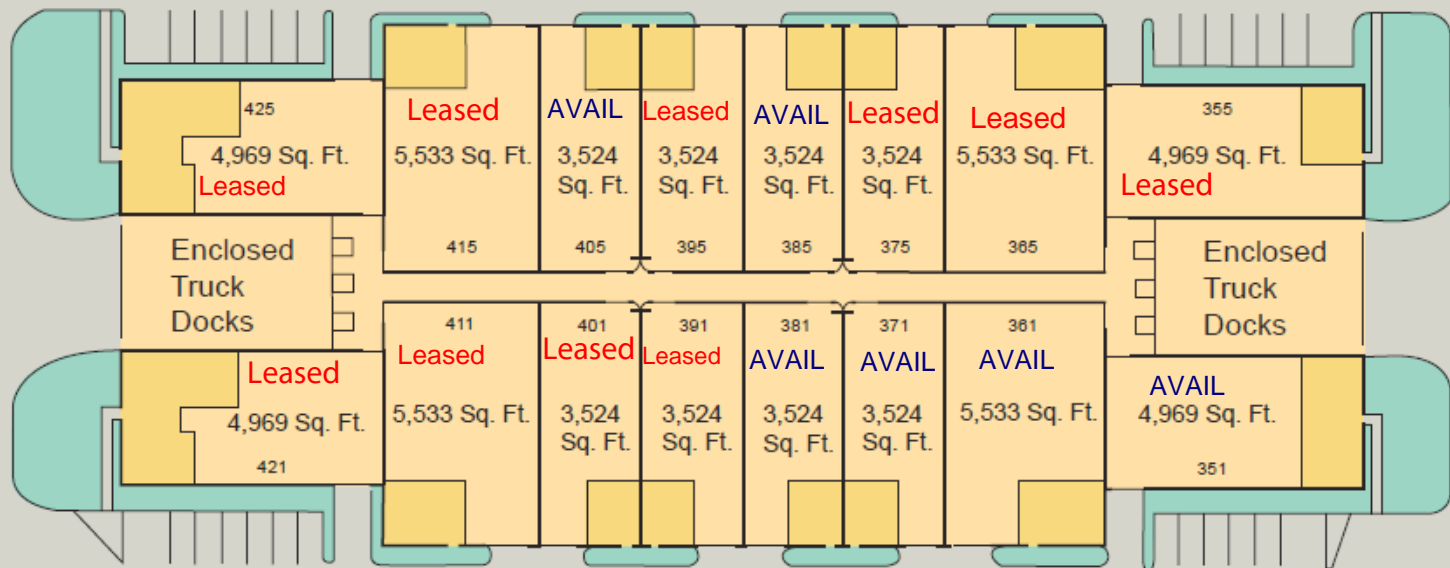
astokes@nplchicago.com

Brendan Hill

bhill@nplchicago.com

MAPLE LANE

EAGLE DRIVE



COUNTRY CLUB DRIVE

Updated 4/16/2018

PROPERTY MEMORANDUM

LOCATION: 361 Country Club Drive, Bensenville

AVAILABLE SPACE: 5,533 square feet

DESCRIPTION: Multiple-tenant industrial building.
Insulated concrete panel construction

BUILDING SIZE: 70,196 square feet

EXISTING OFFICE: 648 square feet

CLEAR HEIGHT: 16'

LOADING FACILITIES: Six (6) common interior depressed docks
20,000 lb. levelers on every dock
12' x 14' drive-in door in every unit

SPRINKLER: Fully

POWER: 100 amp/208 volt service in each unit
Electric service can be upgraded to suit

PARKING: 110 cars for entire building

COMMENTS: High quality/High image building
New energy efficient construction
Outstanding O'Hare location.
Excellent loading facilities
Near all major expressways.

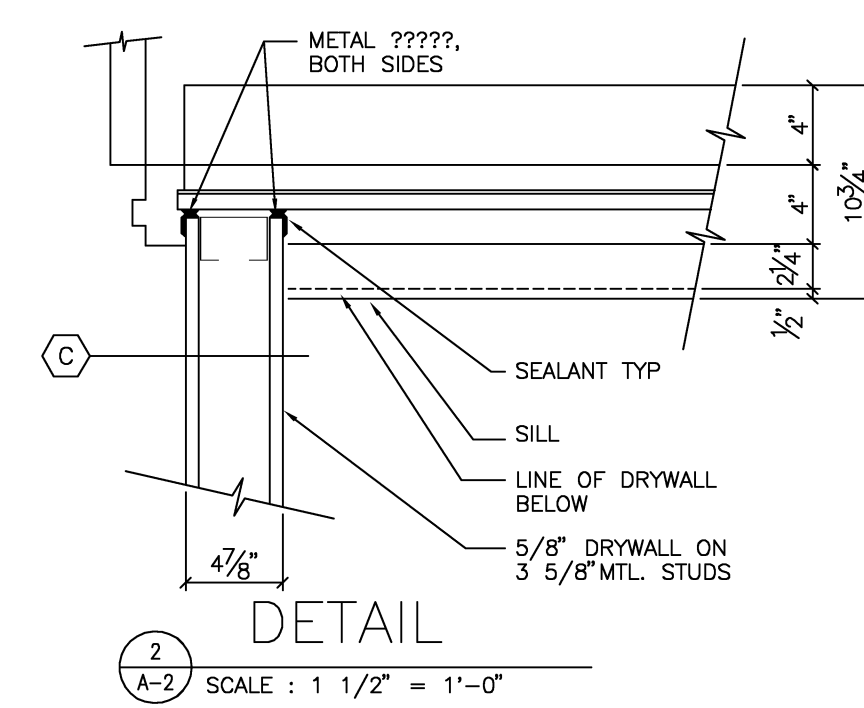
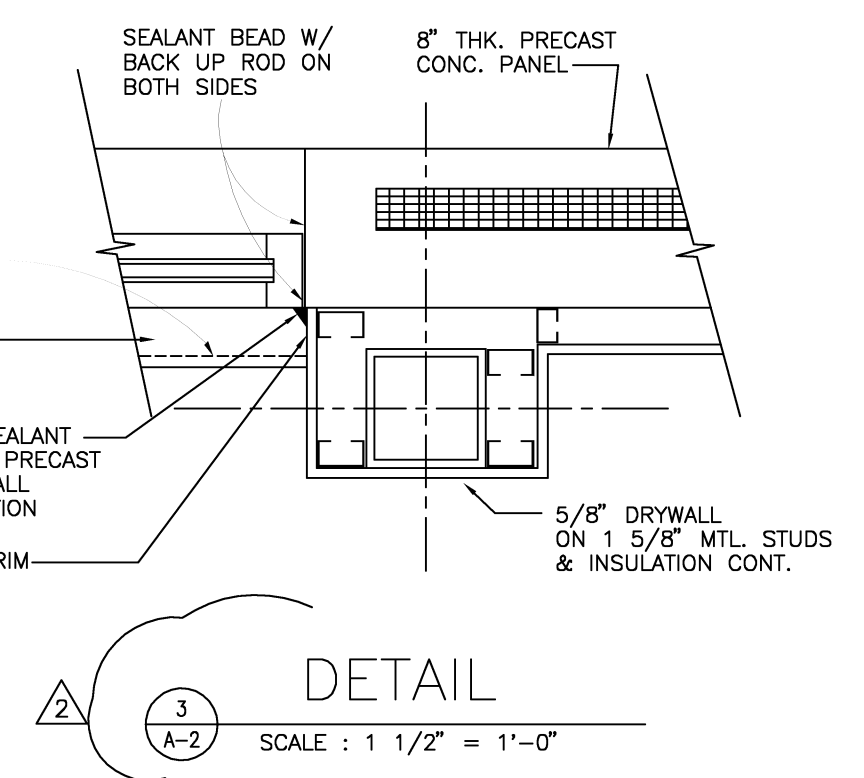
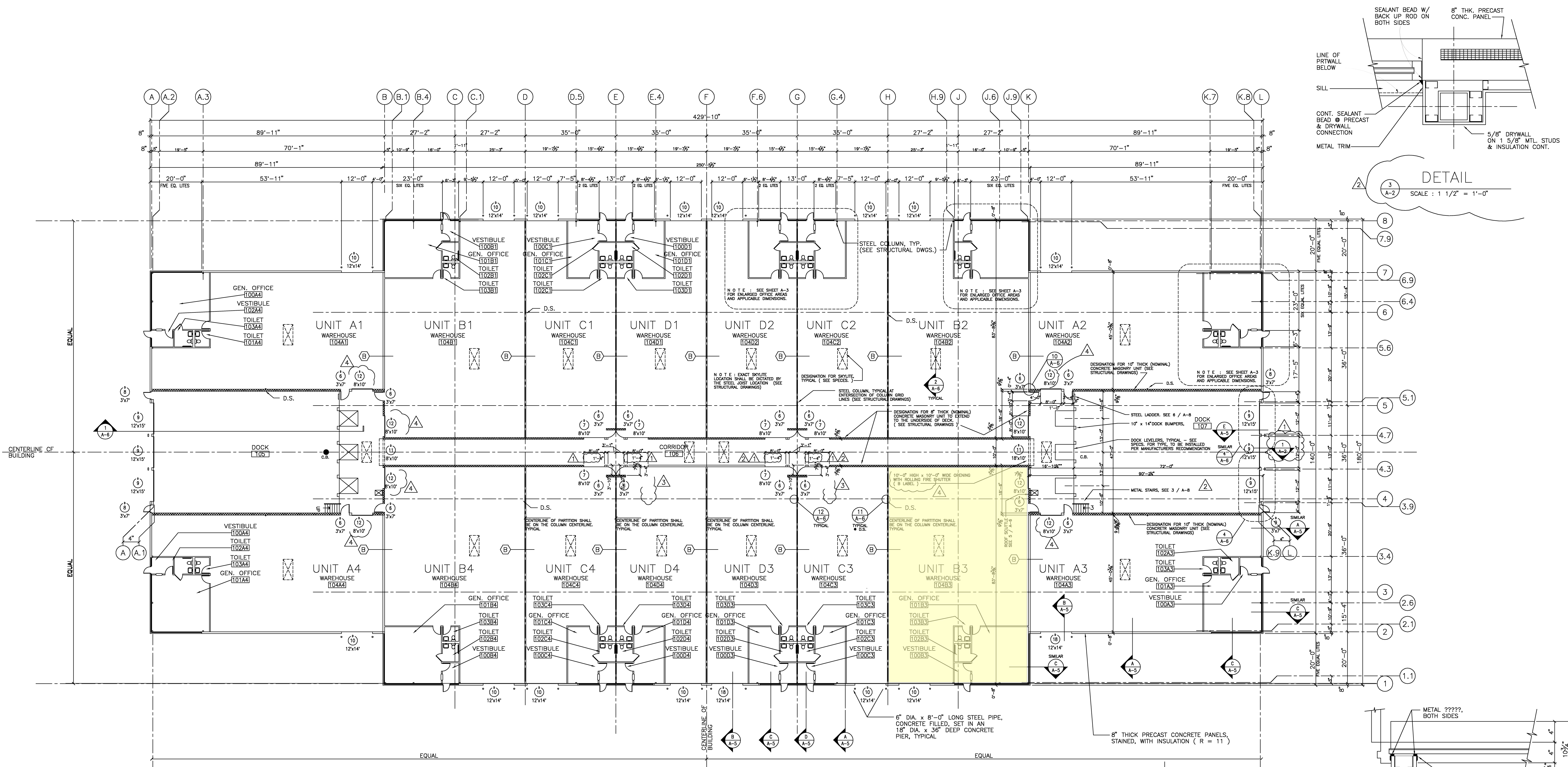
AVAILABLE: November 1, 2018

GROSS RENT: \$8.95 PSF Modified Gross

REAL ESTATE TAXES: \$1.81 psf (2016 paid 2017)

CONTACT: Adam C. Stokes
847-698-7401

Sean Bostrom
847-698-7409

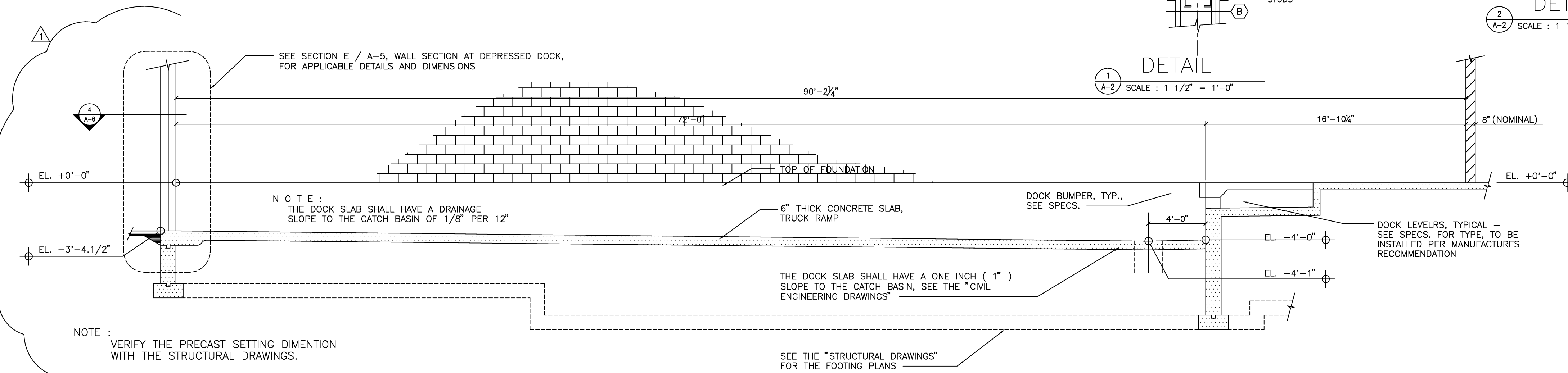


FLOOR PLAN
SCALE : 1/16" = 1'-0"

GENERAL NOTES

WAREHOUSE AREA
15'-0" MINIMUM CLEAR HEIGHT
5" THICK CONCRETE SLAB
FINISHED FLOOR ELEVATION = 0'-0"

OFFICE AREA
5" THICK CONCRETE SLAB
FINISHED FLOOR ELEVATION = 0'-0"



Number	Revision	Date
△	GENERAL REVISION	7/2/90
△	GENERAL REVISION	8/1/90
	ISSUED FOR CONSTRUCTION	3/5/90
	ISSUED FOR BIDS	12/11/89
	ISSUED FOR PERMIT	11/20/89

FLOOR PLAN

COUNTRY CLUB DRIVE PROJECT
BENSenville, ILLINOIS

Friedman, Dobrin and Associates, Ltd.
Architects / AIA
105 Revere Drive / Suite A
Northbrook, Illinois 60062 / 564-5480

Drawn G.J.K. Sheet Number
Checked Job Number 1934
Date 11/20/89 Sheet TWO of SEVEN

△	GENERAL REVISION	6/27/90
△	GENERAL REVISION	7/23/90

A-2