



711 Fairview Drive is a 161,542 SF distribution facility with 48,892 SF available located between Chicago and Rockford, adjacent to I-88.



711 FAIRVIEW

48,892 SF Available For Lease
711 Fairview Drive | DeKalb, IL 60115

ABOUT

711 Fairviews delivers a unique combination of logistical advantages and is strategically located in the western suburbs of the Chicagoland market.



AMPLE DOCK ACCESS

5 exterior docks (expandable to 9) and 1 drive-in door are available, allowing for superior functionality and a seamless workflow.



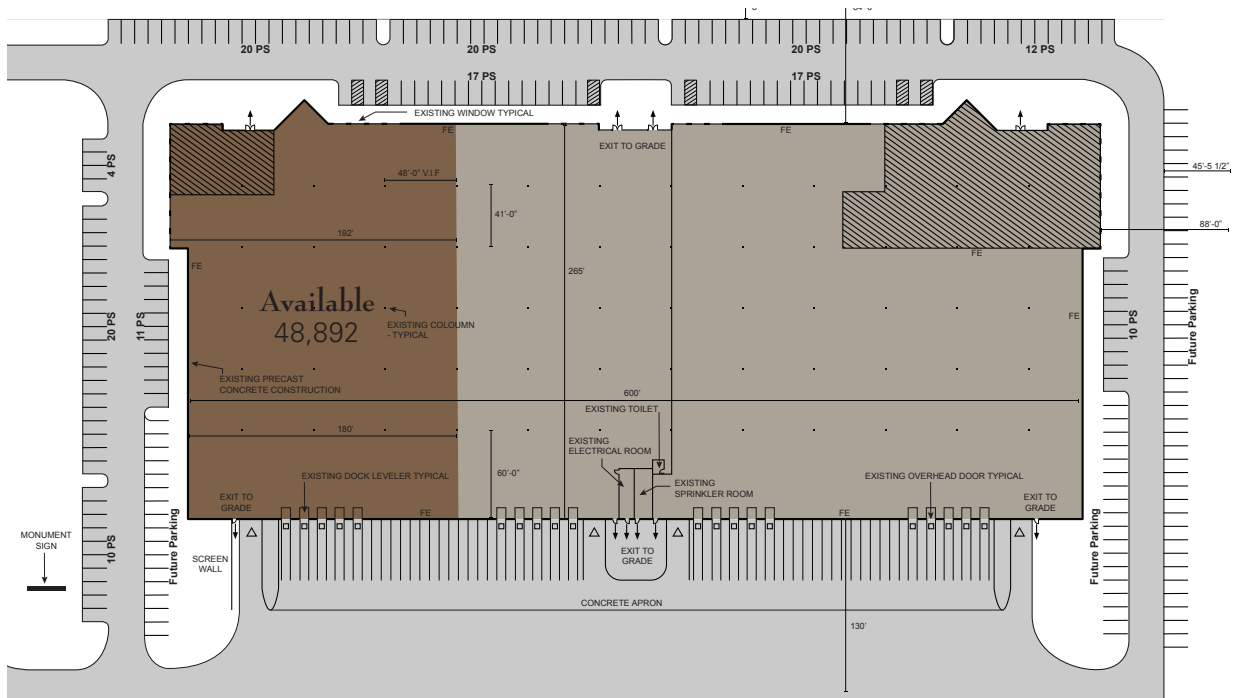
FLEXIBILITY

Constructed with infrastructure flexibility in order to accommodate multi-tenant occupancy and office build-outs.



LOCATED IN PARK 88

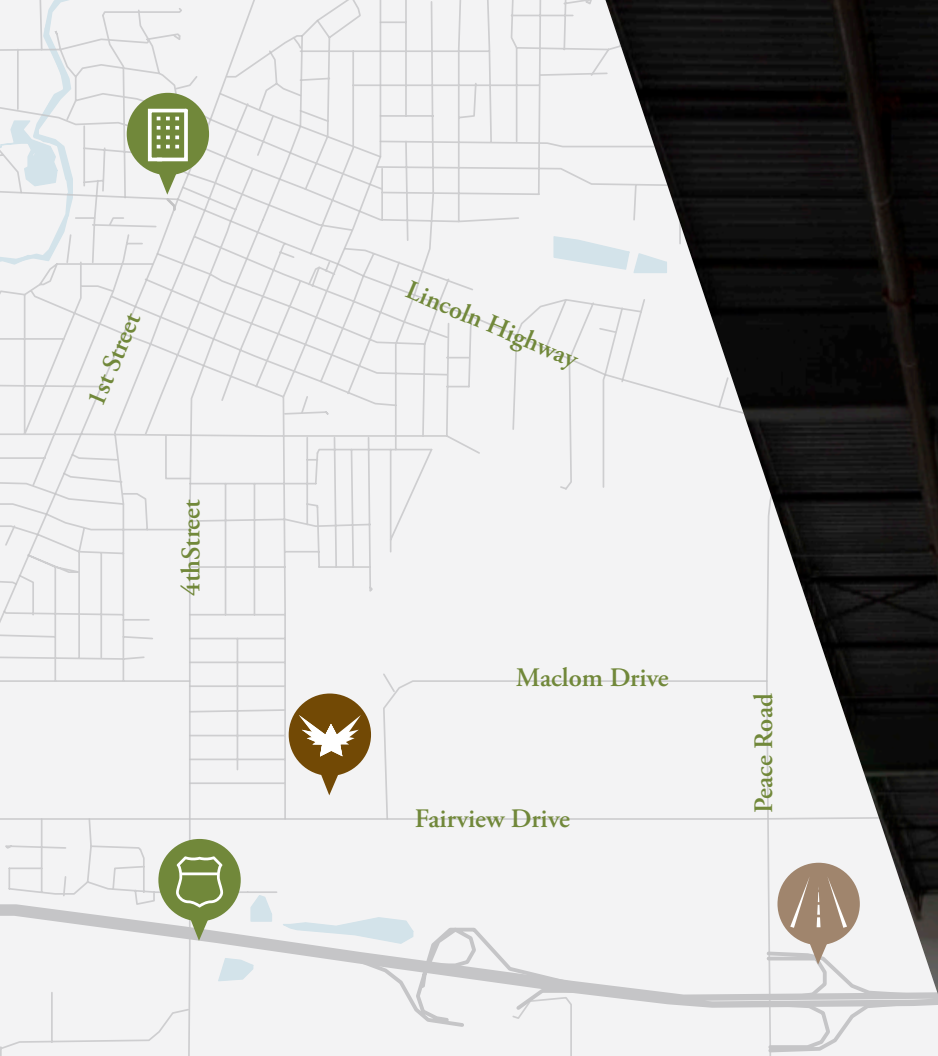
Property is located in Park 88, a 565 acre business park which will accommodate over 7,000,000 SF of warehouse/distribution space.



Total space: 161,542 SF
Available space: 48,892 SF
Warehouse: 45,792 SF
Office: 3,100 SF

Clear height: 28'
Exterior loading: 5 (expandable to 9)
Drive-in doors: 1
Column spacing: 48'x41', 60' speed

Sprinklers: ESFR
Parking: 100 automotive (expandable)
Taxes (est.): \$1.25 (2018)
Lease rate: \$4.50 NNN



LOCATION



711
FAIRVIEW



INTERSTATE
88



4-WAY
INTERCHANGE



DOWNTOWN
DEKALB



1 1/2 miles from a complete 4-way interchange with Interstate 88 and Peace Road.

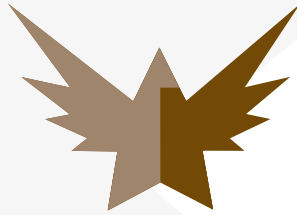


15 miles from Interstate 88 and Interstate 39 interchange



17 miles from the 1,200 acre Union Pacific Railroad Global III intermodal facility in Rochelle, IL





WHERE INSTITUTIONAL CAPABILITY MEETS
ENTREPRENEURIAL AGILITY

SparrowHawk offers tenants and brokers speed, creativity and flexibility. Both benefit from a hands-on management philosophy rooted in local-market knowledge, transparency, experience and integrity.

Tenants and brokers are assured timely, straightforward answers and SparrowHawk values that enhance the leasing experience for the benefit of tenants and brokers and assures that each reach new heights.

sparrowhawkre.com



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