

DRG

MetLife  
Investment  
Management

220  
N YORK ROAD ✈

CLASS A ORD CONSTRUCTION | BENSENVILLE, IL 60106

DUPAGE COUNTY

## PROPERTY FEATURES

- ± 98,214 sq. ft. (divisible) Class A O'Hare construction
- Available Q4 2023
- 14.36 acre site
- 32' clear ceiling height
- 10 loading docks (expandable to 22)
- Low, sustainable DuPage County taxes
- Immediate access to South Air Cargo at O'Hare Airport
- Minutes to IL-390 / Elgin-O'Hare Expressway



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## PROPERTY SPECIFICATIONS

- |                   |                  |                  |                       |                   |                |
|-------------------|------------------|------------------|-----------------------|-------------------|----------------|
| - Site Size:      | 14.36 acres      | - Typical Bay:   | 52' x 46'11"          | - Drive-in Doors: | 1              |
| - Total Building: | 288,440 sq. ft.  | - Speed Bay:     | 60'                   | - Truck Court:    | 130'           |
| - Available:      | ± 98,214 sq. ft. | - Sprinklers:    | ESFR                  | - Auto Parking:   | 67 (206 total) |
| - Office:         | To Suit          | - Power:         | 1,200 amps            | - Zoning:         | I-2            |
| - Ceiling Height: | 32'              | - Loading Docks: | 10 (expandable to 22) | - Lighting:       | LED            |



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- |                                              |                                            |                                                |
|----------------------------------------------|--------------------------------------------|------------------------------------------------|
| <b>1.</b> South Air Cargo .6 mi   2 min      | <b>5.</b> I-294, North 3.8 mi   8 min      | <b>9.</b> I-294, South 5.3 mi   10 min         |
| <b>2.</b> IL-390 via York Rd. 1.5 mi   3 min | <b>6.</b> I-290 via IL-83 3.9 mi   8 min   | <b>10.</b> I-290 via IL-390 5.8 mi   12 min    |
| <b>3.</b> IL-83 via IL-19 1.5 mi   4 min     | <b>7.</b> North Air Cargo 4 mi   8 min     | <b>11.</b> Northeast Air Cargo 6.4 mi   11 min |
| <b>4.</b> CP via Green St. 3 mi   7 min      | <b>8.</b> I-90 via York Rd. 4.1 mi   9 min | <b>12.</b> I-290 & I-355 7.7 mi   11 min       |



## FUTURE SITE ACCESS



### MAP KEY





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