



62,660 s.f.
(divisible to 31,330 s.f.)

FLANNIGAN ROAD

EAST ROAD

20

For Sale or Lease

Hampshire Woods Business Park

62,660 s.f. warehouse & office space divisible to 31,330 s.f. for multi-tenant use

Property features

- 62,660 s.f. building (divisible to 31,330 s.f.)
- 4.93 acres
- 32' ceiling height
- 48' x 50' column spacing
- 6" reinforced floor
- Precast Concrete
- Power to suit
- High output T-5 fluorescent fixtures
- Roof-mounted gas-fired make-up unit heating
- ESFR sprinkler system

Located off US-20 & I-90
Hampshire, IL 60140

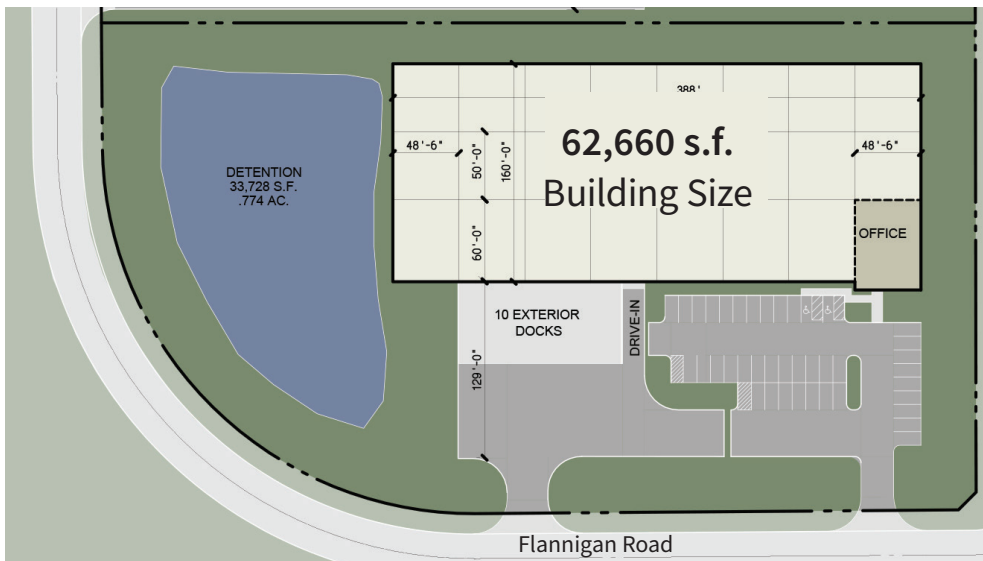
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Site Plans

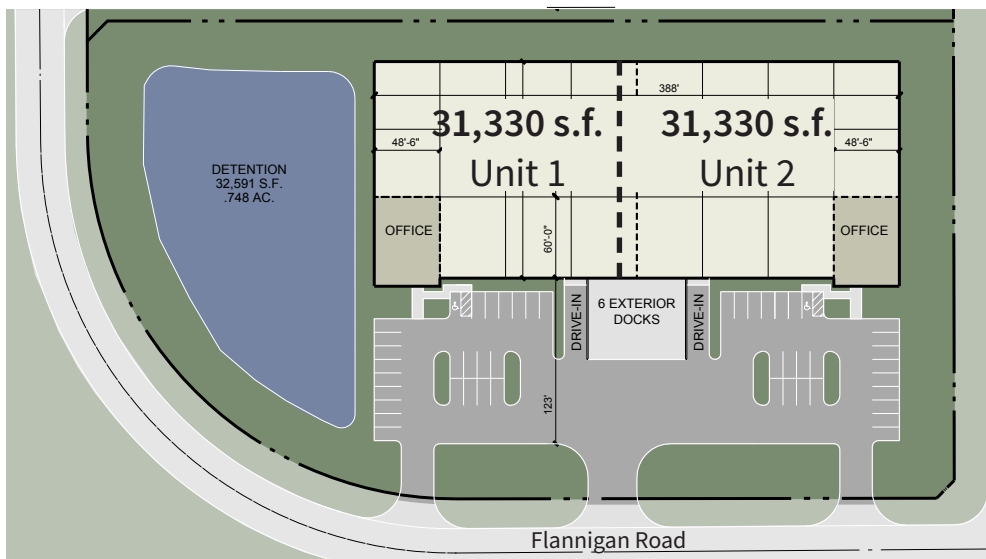
Single Occupancy



Total Building

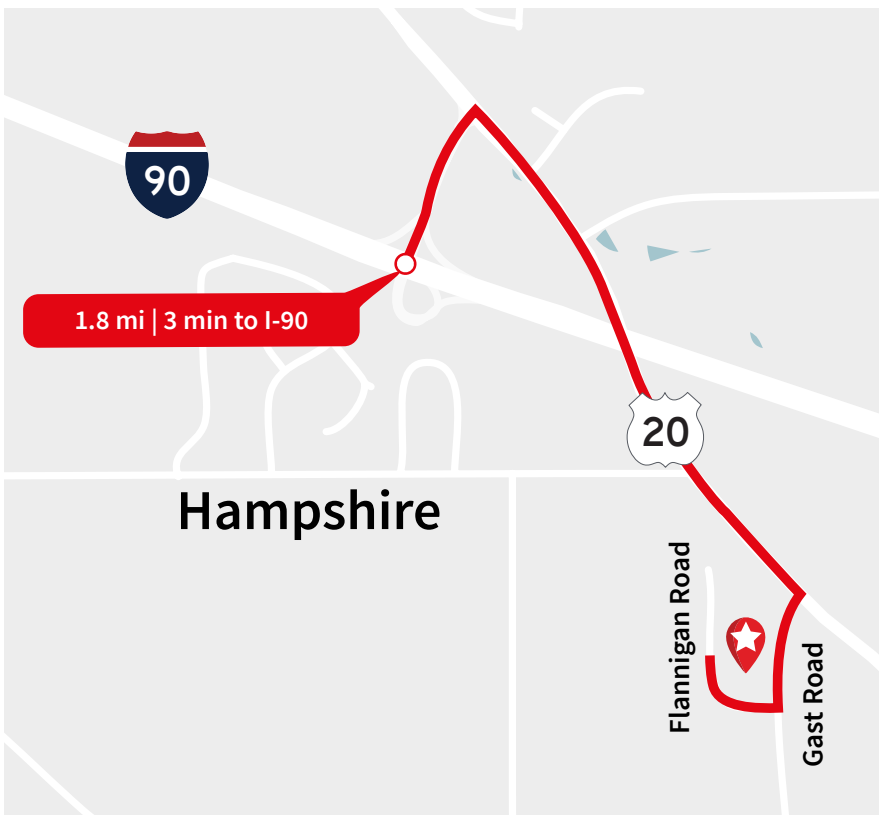
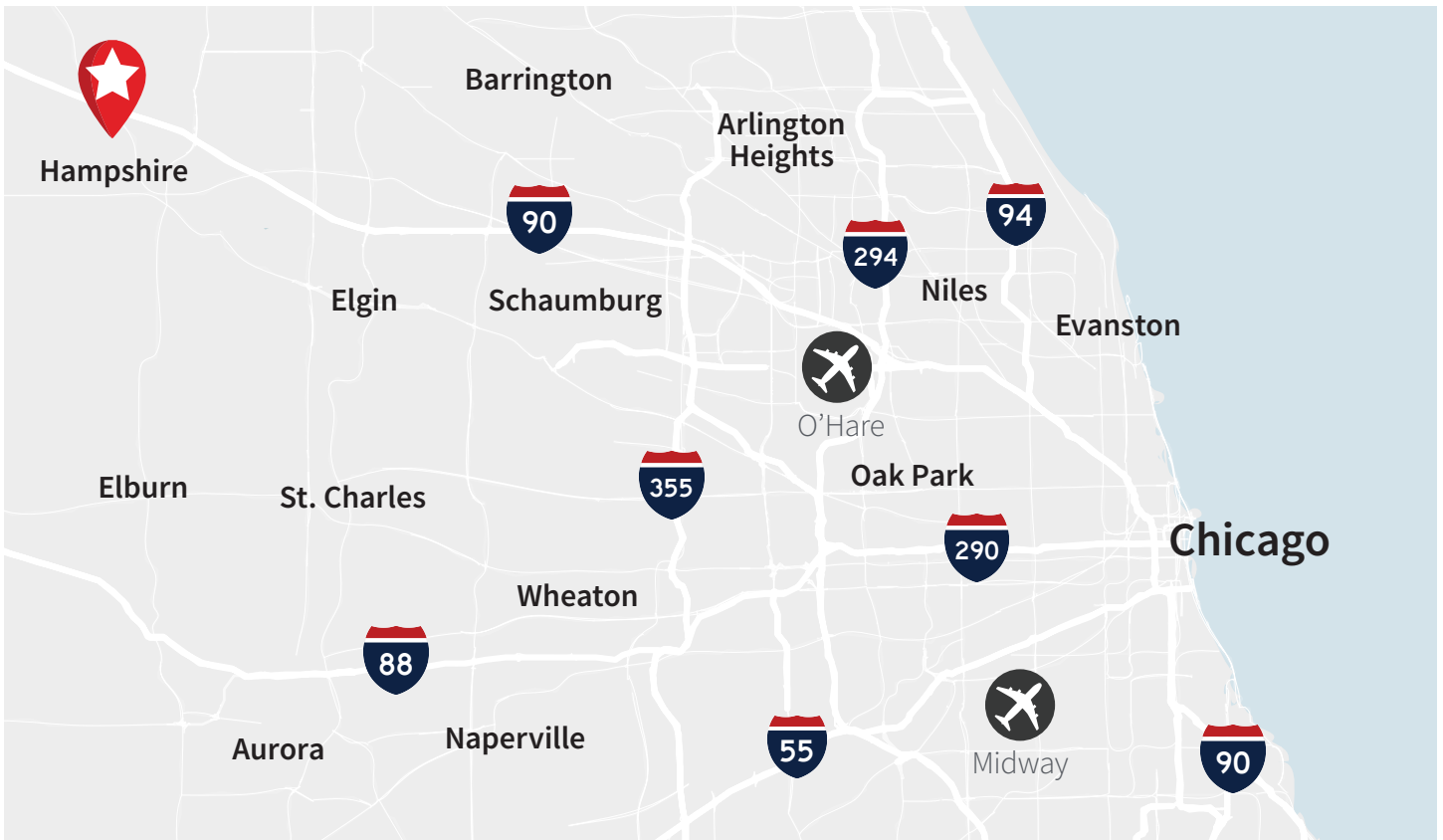
- 62,660 s.f. building space
- 59,171 s.f. warehouse space
- 3,200 s.f. office space
- 32' clear height

Double Occupancy



Unit 1 & Unit 2

- 31,330 s.f. total space
- 28,130 s.f. warehouse space
- 3,200 s.f. office space
- 32' clear height
- 24 car parking spaces
- 3 exterior docks
- 1 drive-in door



Location features

I-90 via US-20:	1.8 mi 3 min
DuPage Airport:	25 mi 40 min
O'Hare Airport:	39 mi 37min
Downtown Chicago:	53 mi 70 min
Midway Airport:	66 mi 37min

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