



NORTHEAST O'HARE INDUSTRIAL CENTER - DIVISIBLE

1780 BIRCHWOOD AVENUE, DES PLAINES, IL

Contact Us:

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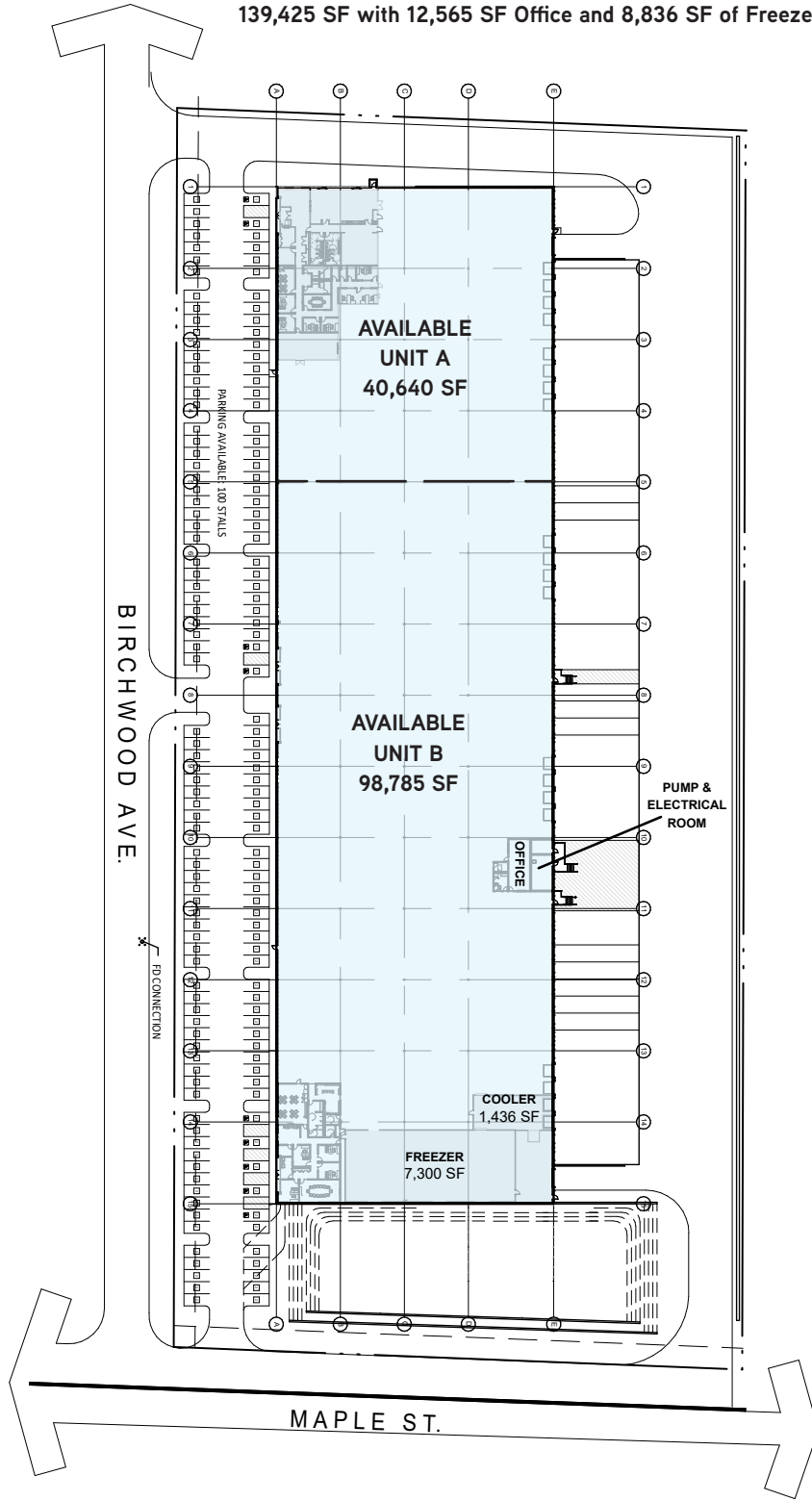
Colliers
6250 N. River Rd. | Suite 11-100
Rosemont, IL 60018
www.colliers.com/chicago

About This Property

- Building Size: 139,425 SF
- Available Size: 40,640 - 139,425 SF
- Site Size: 8 acres
- Office Size: 12,565 SF
- Ceiling Height: 32' clear
- Loading: 20 exterior docks (expandable to 40), 2 drive-in doors
- Sprinklers: ESFR
- Car Parking: 156 spaces (expandable)
- Trailer Parking: 20 stalls
- Power: 2400 amps @ 480 volts, 3 phase (consisting of (2) 1200 amps services @ 480 volts)
- Year Built: 2015
- Fully air conditioned
- Freezer/Cooler Space: 8,836 SF (1,436 sf cooler / 7,300 sf freezer)
- Warehouse is climatized and contains seven (7) cooling only - 25 ton rtu's
- Zoning: I-2
- Convenient access to I-294, I-90, O'Hare Airport and downtown Chicago
- 6B real estate tax incentive
- Lease Rate: Subject to Offer

SITE PLAN

FULL BUILDING AVAILABLE
139,425 SF with 12,565 SF Office and 8,836 SF of Freezer/Cooler



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LOCAL TRAVEL TIMES

I-90	2 miles
I-290	9 miles
I-294	2 miles
I-355	11 miles
O'HARE AIRPORT	3 miles
DOWNTOWN CHICAGO	18 miles

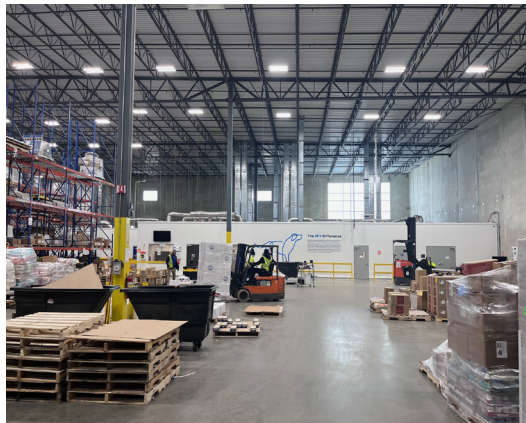
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AVAILABLE FOR LEASE | 1780 BIRCHWOOD AVE | DES PLAINES, IL



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