

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

±7,692 SF

Heavy Power
for
Manufacturing

Direct
Proximity to
O'Hare Airport



TRANSWESTERN

REAL ESTATE
SERVICES

803 EAGLE DRIVE

Bensenville, IL 60106

[Property Website](#)

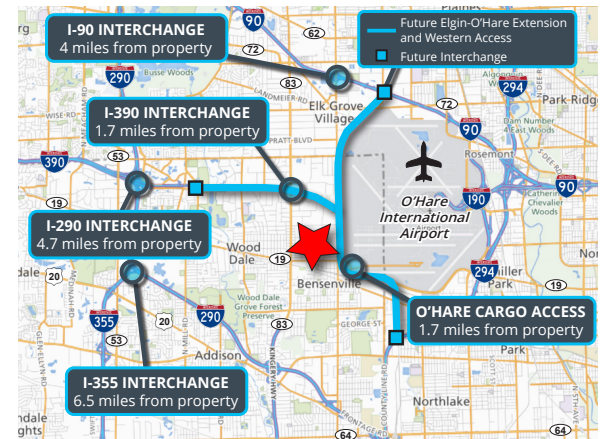


Specifications

- Building Size: ±7,692 SF
- Land Area: ±0.41 AC
- Office Size: ±1,150 SF
- Ceiling Height: 14' Clear
- Loading: 1 Dock / 1 DID
- Parking: ±10 Cars
- Year Built: 1976
- Construction: Masonry
- 2020 RE Taxes: \$2.48 PSF
- **Lease Rate: \$9.95 PSF MG**
- **Sale Price: \$807,660 (\$105 PSF)**

Highlights

- Hard-to-find freestanding facility
- Low DuPage County taxes
- Well-maintained building
- Heavy power for manufacturing
- Direct proximity to O'Hare
- Immediate access to I-90 via Elmhurst Road



Ross Lehrman
Director
847.588.5671
ross.lehrman@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2021 Transwestern.

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

±7,692 SF

Heavy Power
for
Manufacturing

Direct
Proximity to
O'Hare Airport



TRANSWESTERN

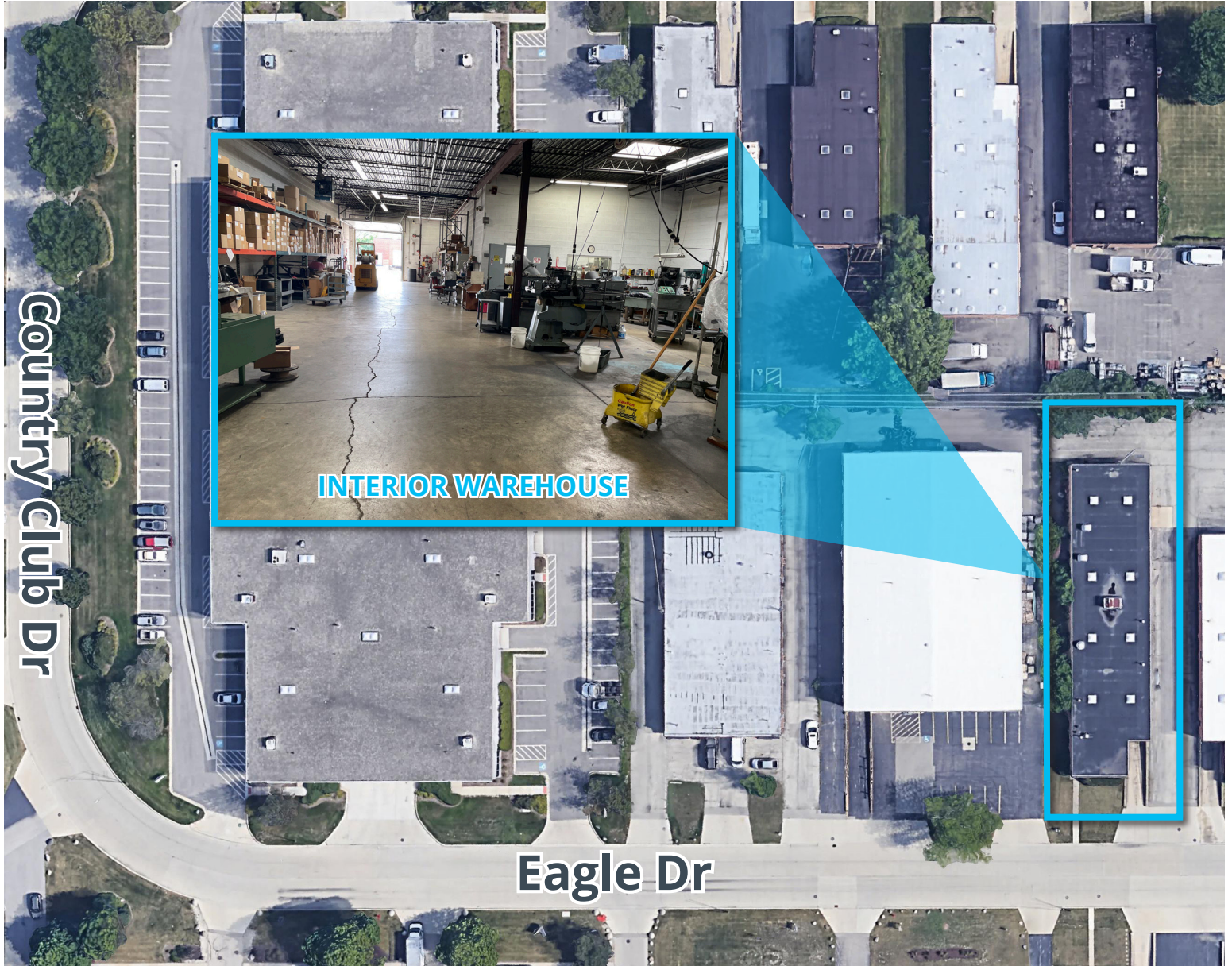
REAL ESTATE
SERVICES

803 EAGLE DRIVE

Bensenville, IL 60106

[Property Website](#)

AERIAL VIEW



Country Club Dr

Eagle Dr

Ross Lehrman
Director
847.588.5671
ross.lehrman@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2021 Transwestern.