



PROPERTY AVAILABLE

FOR LEASE

1204 W. IRVING PARK ROAD

BENSENVILLE, IL DUPAGE COUNTY

Minutes from Chicago's O'Hare Airport

CONTACT

DINO GEROULIS

Managing Broker
6645 N. Oliphant
Chicago, IL 60631
Dino@axis-realty.com
axis-realty.com
773.594.1602

JOHN ROBERSON

Associate Broker
6645 N. Oliphant
Chicago, IL 60631
robycom@sbcglobal.net
axis-realty.com
312.925.7701



FEATURE

Investment Highlights

- Infill location in Bensenville, IL just minutes from Chicago's O'Hares.
- Impressive traffic counts (ADT's) are 25,900 for Irving Park Rd and 43,300 for Route 83/Busse HWY
- Property traffic along Irving Park Rd likely to benefit from soon to be completed nearby rail viaduct/underpass
- Property benefits from low DuPage County taxes currently at only \$3.52 per sq.ft. annually
- Population 1/3/5 mile radius:
 - 1 mile -15,212
 - 3 mile -65,297
 - 5 mile -202,199

Irving Park Rd.
25,900 ADT's



Spruce Ave



83
83

83 Route/Busse Hwy
43,300 ADT's

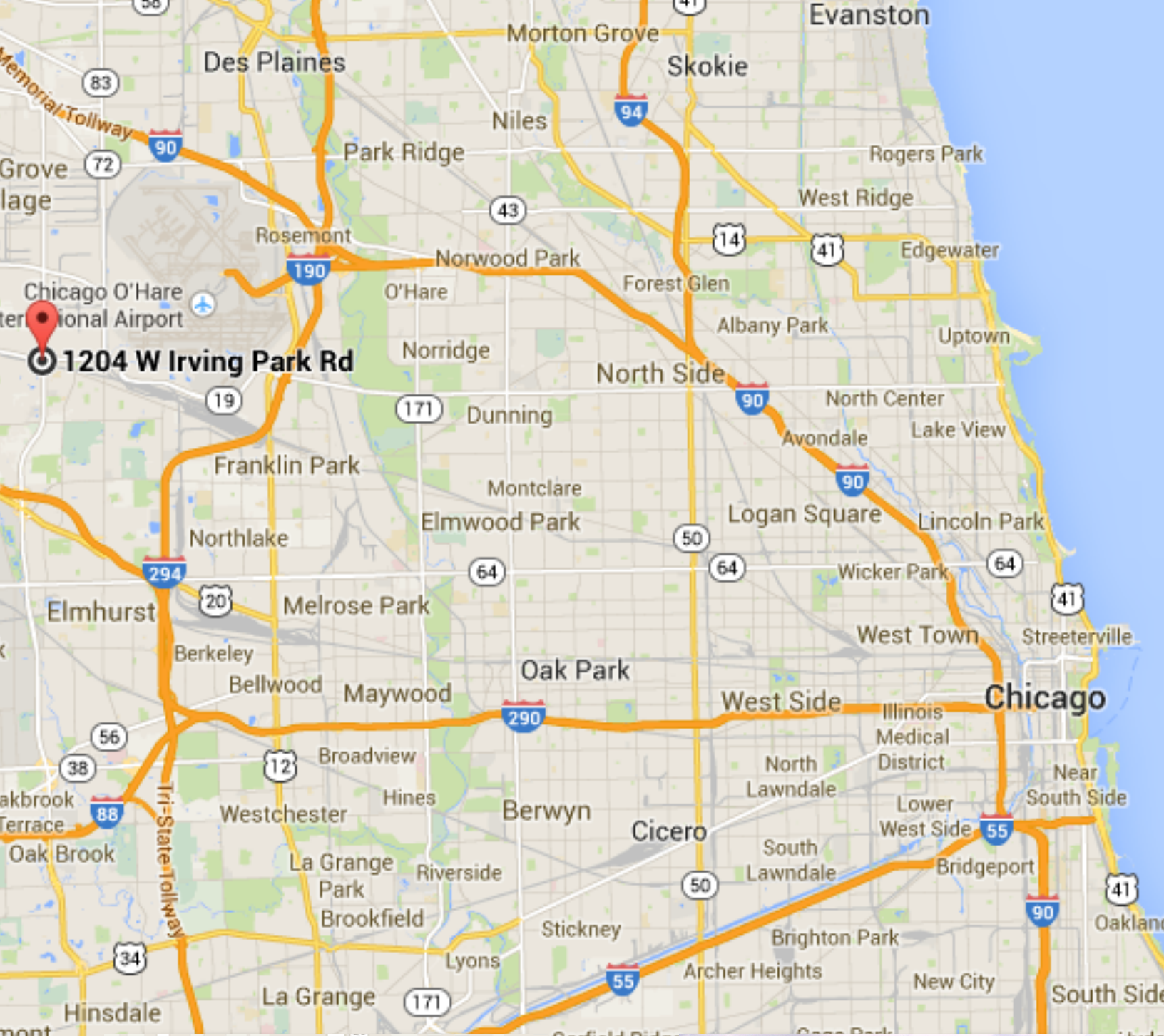
SUBJECT & SITE SIZE

The property consists of approximately 6,000 Sq.Ft. building on a 21,625 Sq.Ft. parcel at 1204 W. Irving Park Rd.

THE SITE VISIBILITY

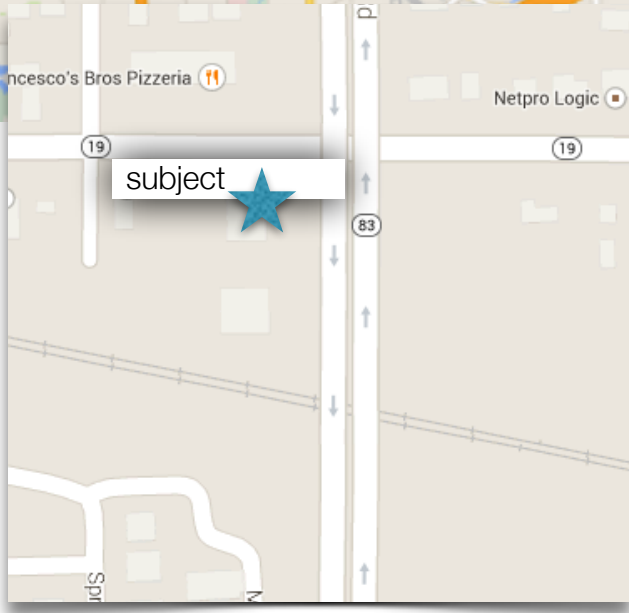
Excellent visibility, access and parking with 26 stalls.





Chicago O'Hare International Airport
1204 W Irving Park Rd

Chicago



1204 W. Irving Park Rd



Side View Lot



Robert Surveys & L.L.P.

PLAT OF SURVEY

CONSTRUCTION AND LAND SURVEYORS
 P.O. BOX 412 WAUCONDA, IL 60084
 TEL: (773) 460-9321 FAX: (773) 504-9321
 ACCURATEMATT.NET

LOT 5 (EXCEPT THE EAST 2 FEET) AND LOTS 6, 7, 8, 9, 10, 11 IN BLOCK "B" IN THE FIRST ADDITION TO PERCY WILSON'S IRVING PARK MANOR, BEING A SUBDIVISION IN SECTION 10, 11, 14 AND 15, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 7, 1926 AS DOCUMENT 213044 IN DUPAGE COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1204-1212 WEST IRVING PARK ROAD, BENSENVILLE, ILLINOIS.
IRVING PARK ROAD



NOTE:
 -DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CONNECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.
 -THE LEGAL DESCRIPTION SHOWN ON THIS PLAT HEREON CONFORMS TO THE RECORDS OF THE COUNTY OF ALLEN.
 -DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING.
 -COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE BEFORE ANY DIFFERENCES.
 -BUILDING RESTRICTIONS, POLICY AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS.
 -COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES.
 ORDER# 14-4827
 DATE 1/17/2014
 ORDERED BY: VITO

STATE OF ILLINOIS
 COUNTY OF ALLEN
 I, CAROL ANN WILSON, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON IN ACCORDANCE WITH PROFESSIONAL SERVICE COMPANIES TO THE CURRENT ILLINOIS NABUILDING STANDARDS FOR A BOUNDARY SURVEY.
 CAROL ANN WILSON APRIL 29/2014
 (1045)