

±20,000 SF  
AVAILABLE  
FOR SALE

±15,000 SF  
AVAILABLE  
FOR LEASE

Make-ready  
Improvements  
Completed

Great Access  
to I-90 via  
Elmhurst Rd

**PRICE  
REDUCTION!**

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 401-451 FRONTIER WAY

Bensenville, IL 60106

[Property Website](#)

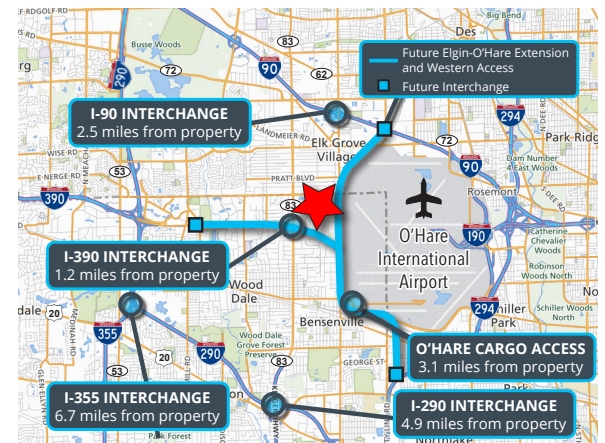


## Specifications

- Building Size: ±20,000 SF
- Vacancy Size: ±15,000 SF
- Land Area: ±0.98 AC
- Office Size: ±30% (To be confirmed)
- Ceiling Height: ±16'
- Loading Docks: 2 Interior (1 per unit)
- Drive-in Doors: 4
- Year Built: 1988
- Construction: Masonry
- RE Taxes: \$1.73 PSF (2023)
- **Lease Rate: \$12.95 PSF MG**
- **Sale Price: \$3,000,000 (\$150 PSF)**  
**\$2,800,000 (\$140 PSF)**

## Highlights

- **READY FOR OCCUPANCY!**
- Make-ready improvements completed
- 5,000 SF leased through 10/31/2026, contact broker for more info
- Perfect for local service companies
- Low DuPage County taxes
- Great access to I-90 via Elmhurst Rd
- Close proximity to O'Hare and the future west entrance



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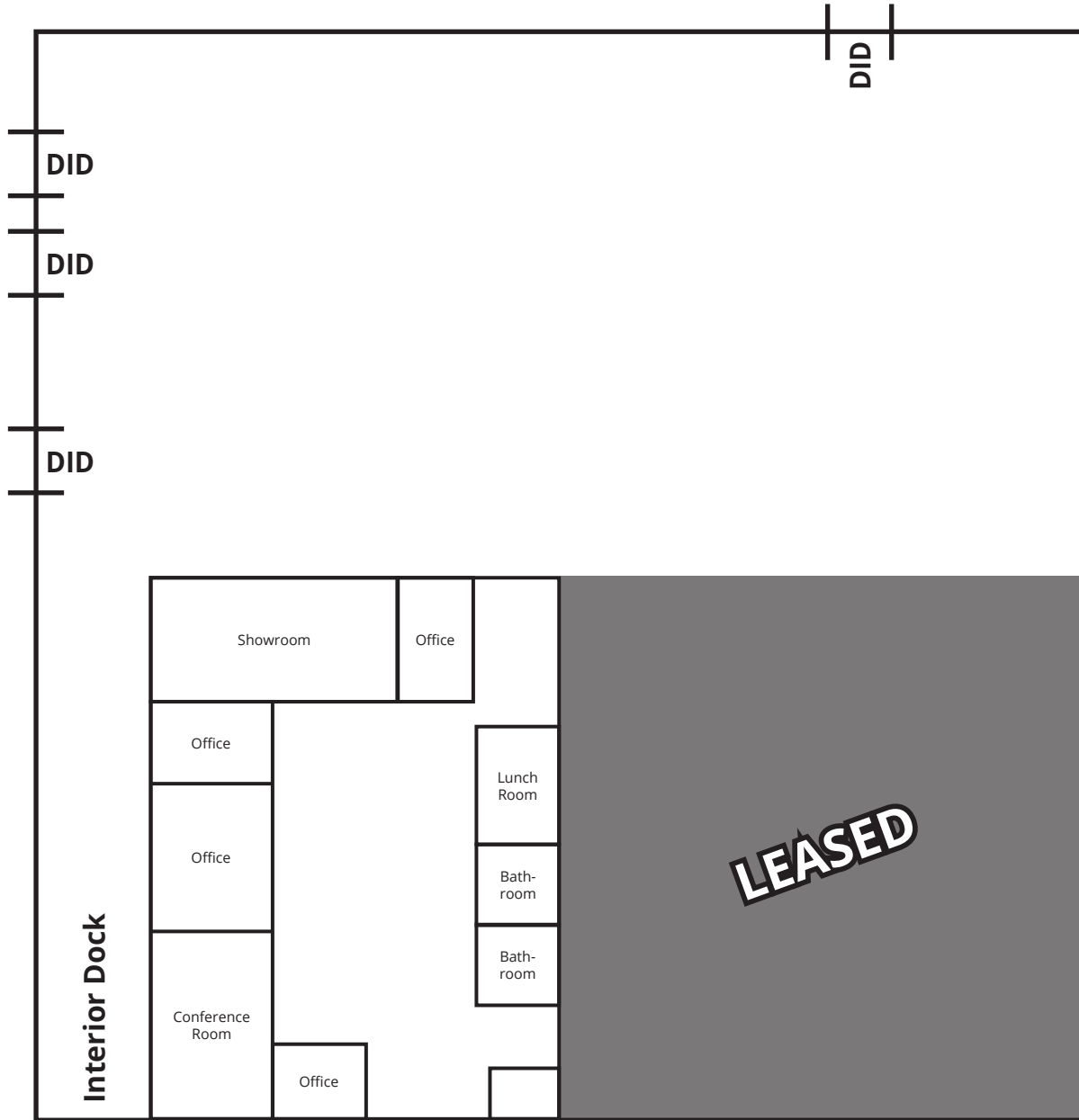
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## BUILDING LAYOUT



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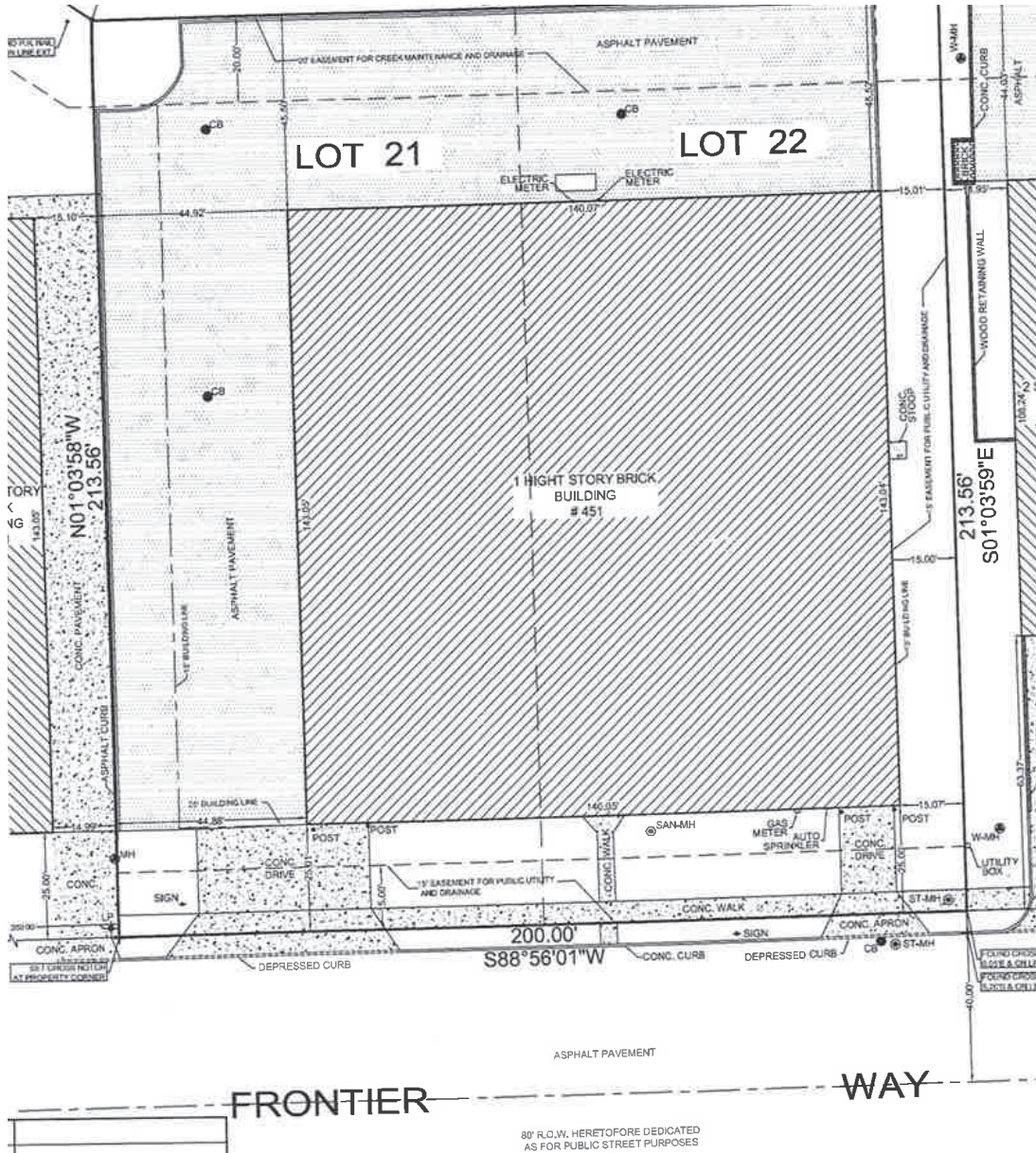
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## PLAT OF SURVEY



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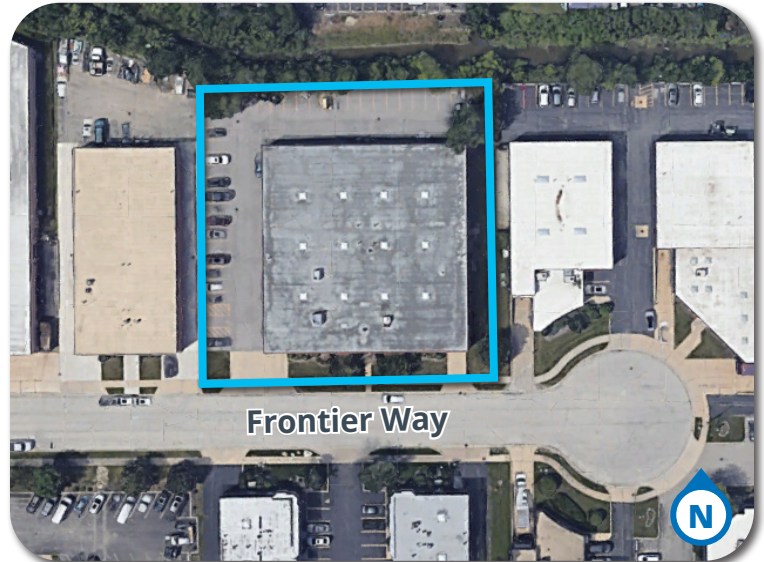
  
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## PROPERTY PHOTOS



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