

601-607 Country Club Dr



BENSENVILLE, IL
1,500-4,200 SF AVAILABLE FOR LEASE

HIGHLIGHTS & LOCATION

- Full service gross leases
- Institutionally owned and managed
- Close to many hotels and restaurants
- Conveniently located just off Thorndale Avenue, minutes from I-390 and less than 10 minutes from I-290/I-355

FACILITY

AVAILABLE SF	1,500-4,200 SF
TOTAL SF	81,100 SF
LEASE RATE	\$8.50 PSF full-service gross
CLEAR HEIGHT	12' clear
LOADING	1 dock, 1 drive-in door, double service doors
POWER	200 AMP Service 3-Phase
FIRE DETECTION	Fire detection, no sprinklers
CAR PARKING	1/1,000 SF ratio
ACCESS	24/hour access
ZONING	M-2 (Bensenville)



B R E N N A N
I N V E S T M E N T
G R O U P

INVESTED IN INDUSTRIAL. INVESTED IN YOU.

At Brennan Investment Group, we are a team of career industrial real estate owners and operators focused on delivering the right strategic opportunities to meet the needs of our investment and corporate real estate partners.



Brian Silverman
312 462 1023
brian@jbscre.com



Michael Whetstone
312 462 1024
michael@jbscre.com

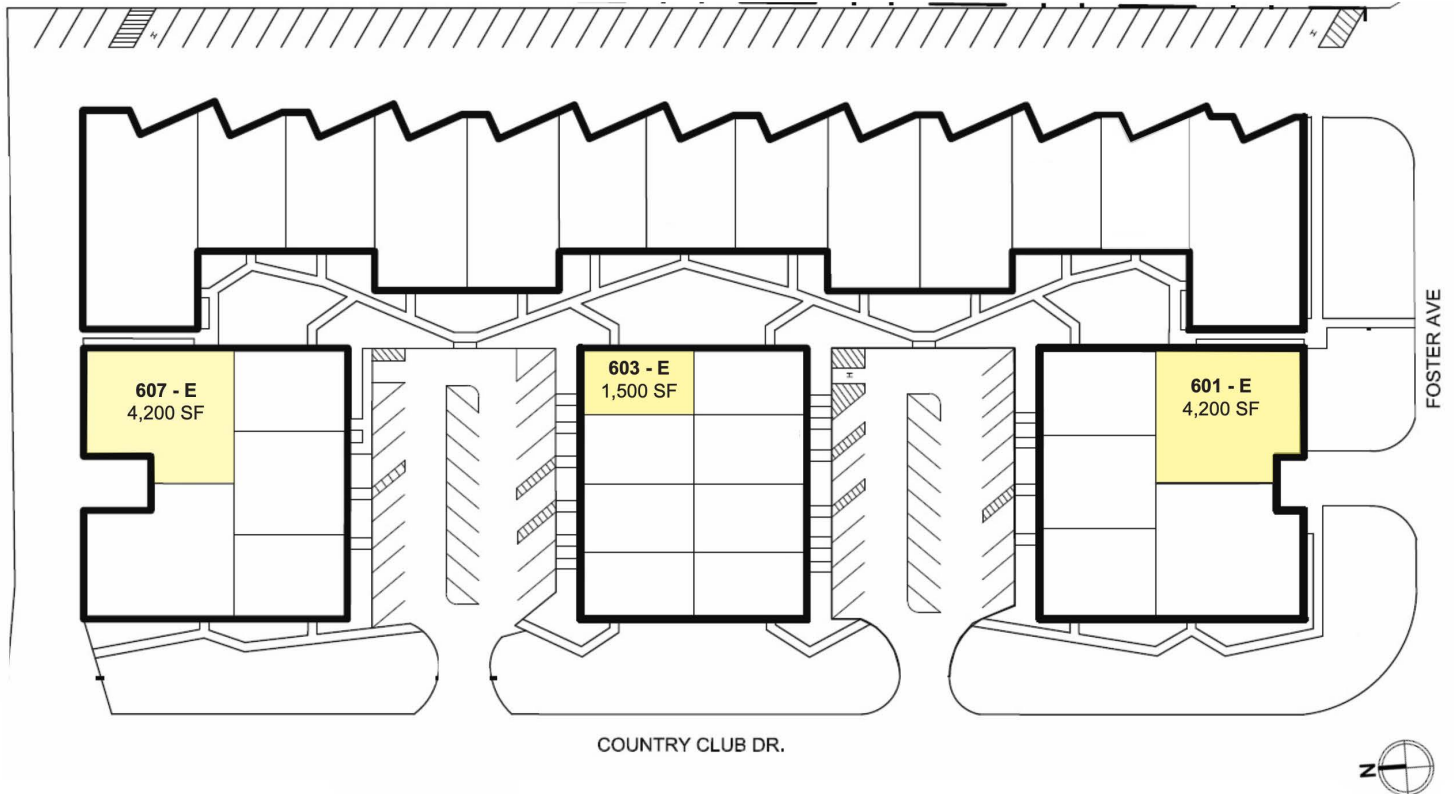


Sarah Brennan
847 813 6804
sbrennan@brennanllc.com

601-607 Country Club Dr



BENSENVILLE, IL
1,500-4,200 SF AVAILABLE FOR LEASE



SPACE	LEASE RATE	MONTHLY RENT (YEAR 1)	SIZE (SF)	TERM	LOADING & NOTES
603-E	\$8.50 PSF (FS)	\$1,062.50	1,500 SF	3+ Years	Double Service Doors
607-E	\$8.50 PSF (FS)	\$2,975.00	4,200 SF	3+ Years	Dock with 400 AMPS
601-E	\$8.50 PSF (FS)	\$2,975.00	4,200 SF	3+ Years	Drive-in Door, 1,650 SF Office, 200 AMPS



Brian Silverman
312 462 1023
brian@jbscre.com



Michael Whetstone
312 462 1024
michael@jbscre.com



Sarah Brennan
847 813 6804
sbrennan@brennanllc.com

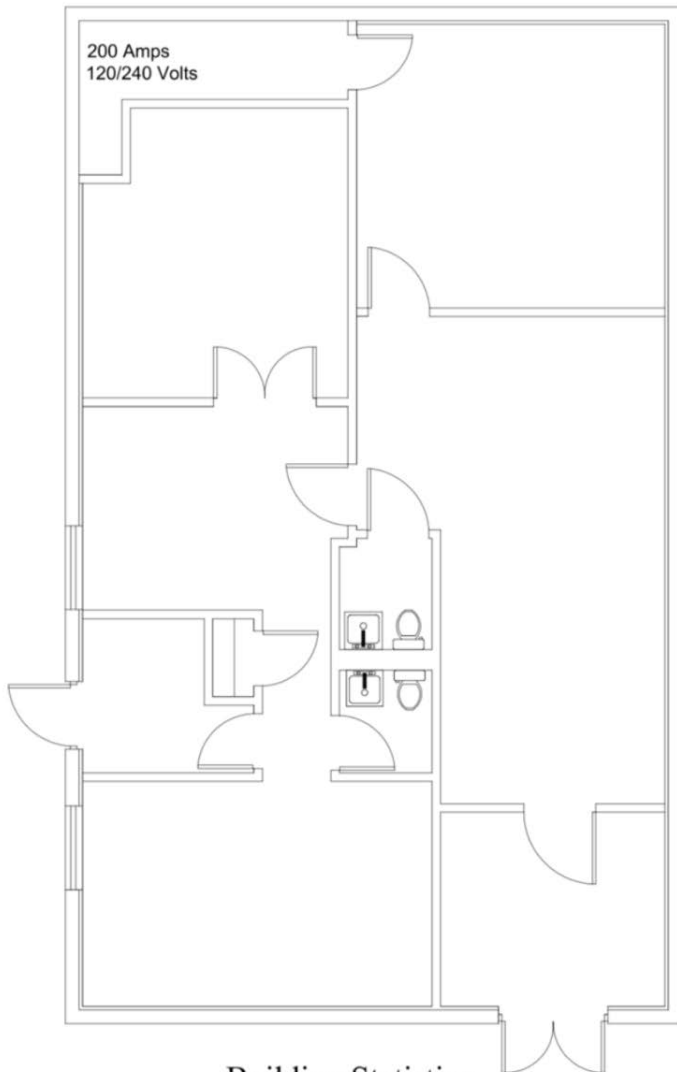
601-607 Country Club Dr



BENSENVILLE, IL
1,500-4,200 SF AVAILABLE FOR LEASE

FLOOR PLANS

UNIT 603-E (1,500 SF)



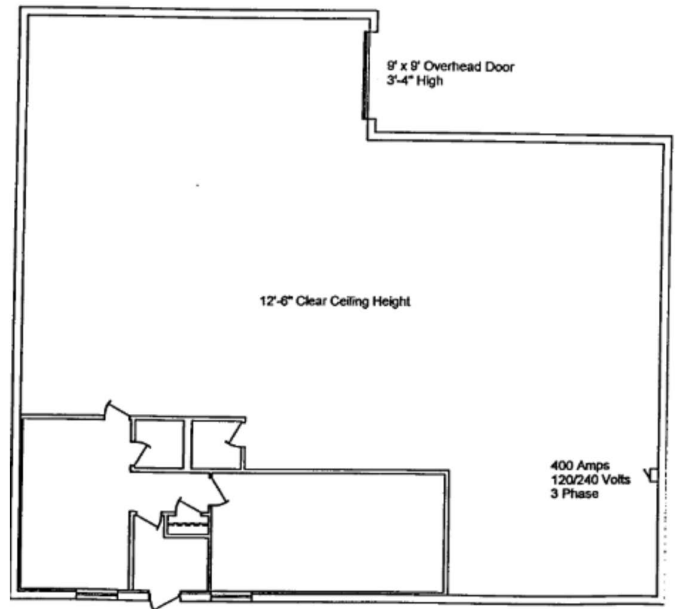
Building Statistics

Unit Includes the Following:

Total Area 1,500 SF

Electric 200 Amp, 120/240V

UNIT 607-E (4,200 SF)



Brian Silverman
312 462 1023
brian@jbscre.com



Michael Whetstone
312 462 1024
michael@jbscre.com



Sarah Brennan
847 813 6804
sbrennan@brennanllc.com

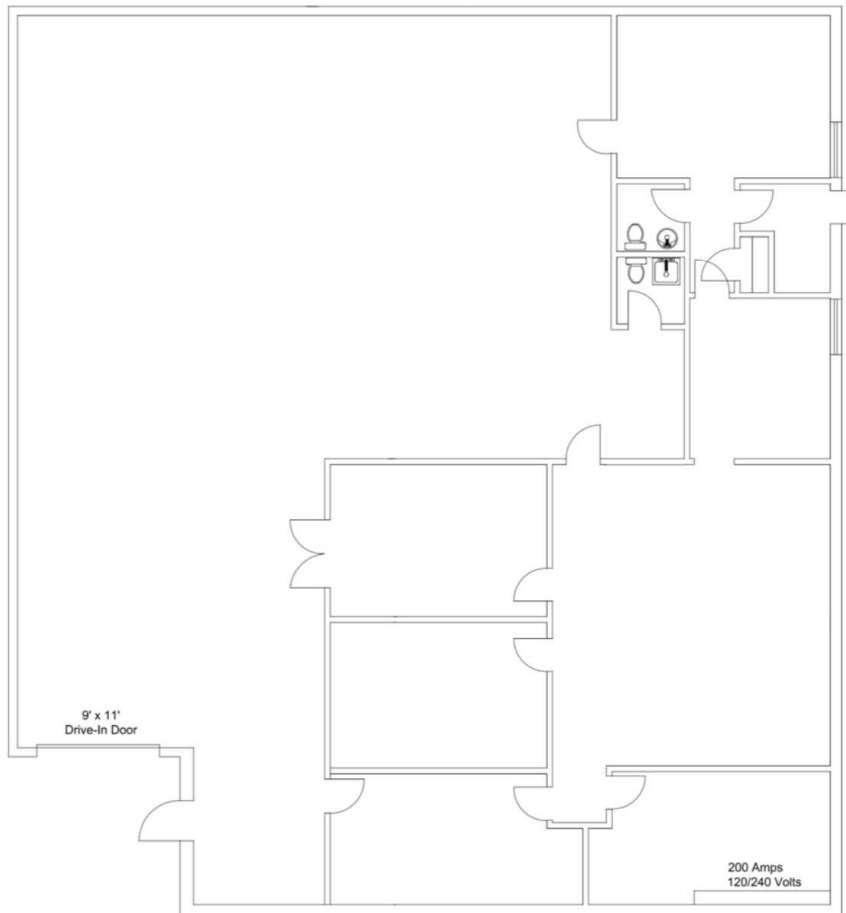
601-607 Country Club Dr



BENSENVILLE, IL
1,500-4,200 SF AVAILABLE FOR LEASE

FLOOR PLANS

UNIT 601-E (4,200 SF)



Building Statistics

Unit Includes the Following:
Total Area 4,200 SF
Office Area 1,650 SF
Electric 200 Amp, 120/240V
3 Phase 4 Wire



Brian Silverman
312 462 1023
brian@jbscre.com



Michael Whetstone
312 462 1024
michael@jbscre.com



Sarah Brennan
847 813 6804
sbrennan@brennanllc.com