

840-892 Eagle Dr



BENSENVILLE, IL
4,296 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	4,296 SF
TOTAL SF	82,544 SF
LEASE RATE	\$8.50 PSF full-service gross
CLEAR HEIGHT	14' clear
LOADING	1 dock, 1 drive-in door, per unit
POWER	200 AMP Service 3-Phase
FIRE DETECTION	Fire detection, no sprinklers
CAR PARKING	1/1,000 SF ratio
ACCESS	24/hour access
ZONING	I-1 (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.



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840-892 Eagle Drive, Bensenville, IL



SPACE	LEASE RATE	MONTHLY RENT (YEAR 1)	SIZE (SF)	OFFICE SIZE (SF)	TERM	LOADING
850	\$8.50 PSF (FS)	\$3,043.00	4,296 SF	980 SF (23%)	3+ Years	Common Dock and Drive-In Door
890	\$8.50 PSF (FS)	\$3,043.00	4,296 SF	440 SF (10%)	3+ Years	Common Dock and Drive-In Door



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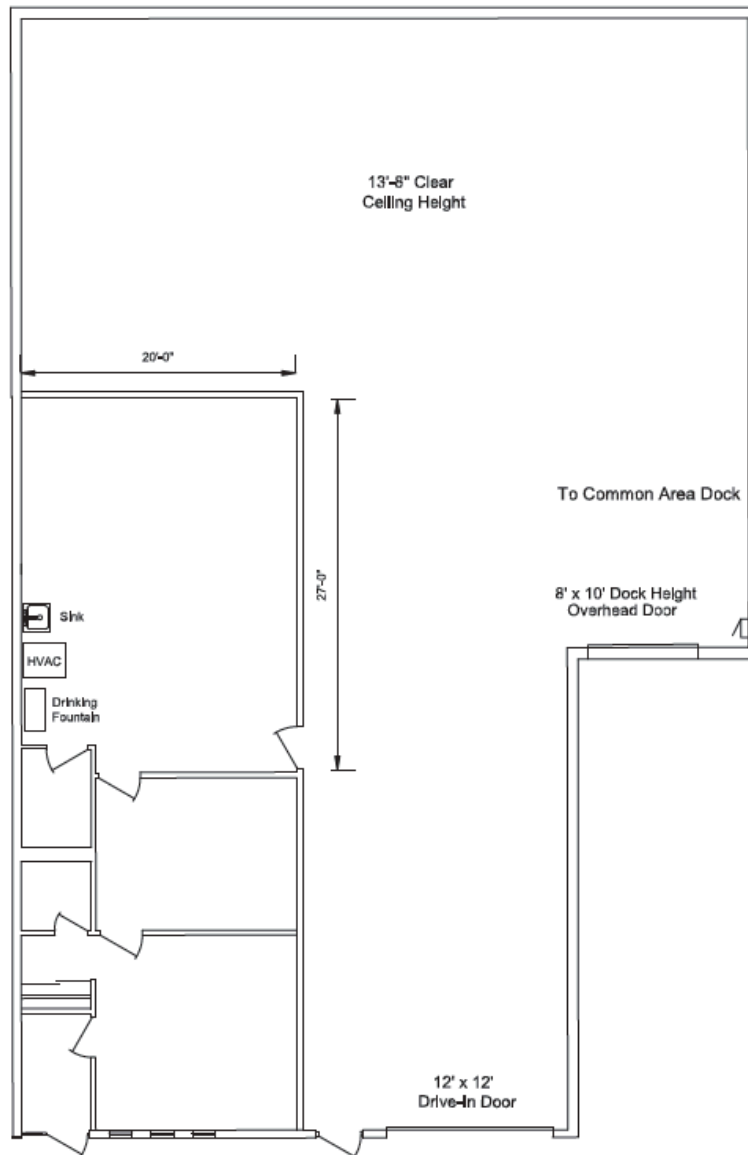
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BENSENVILLE, IL
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FLOOR PLAN – 850 EAGLE DRIVE (4,296 RSF)



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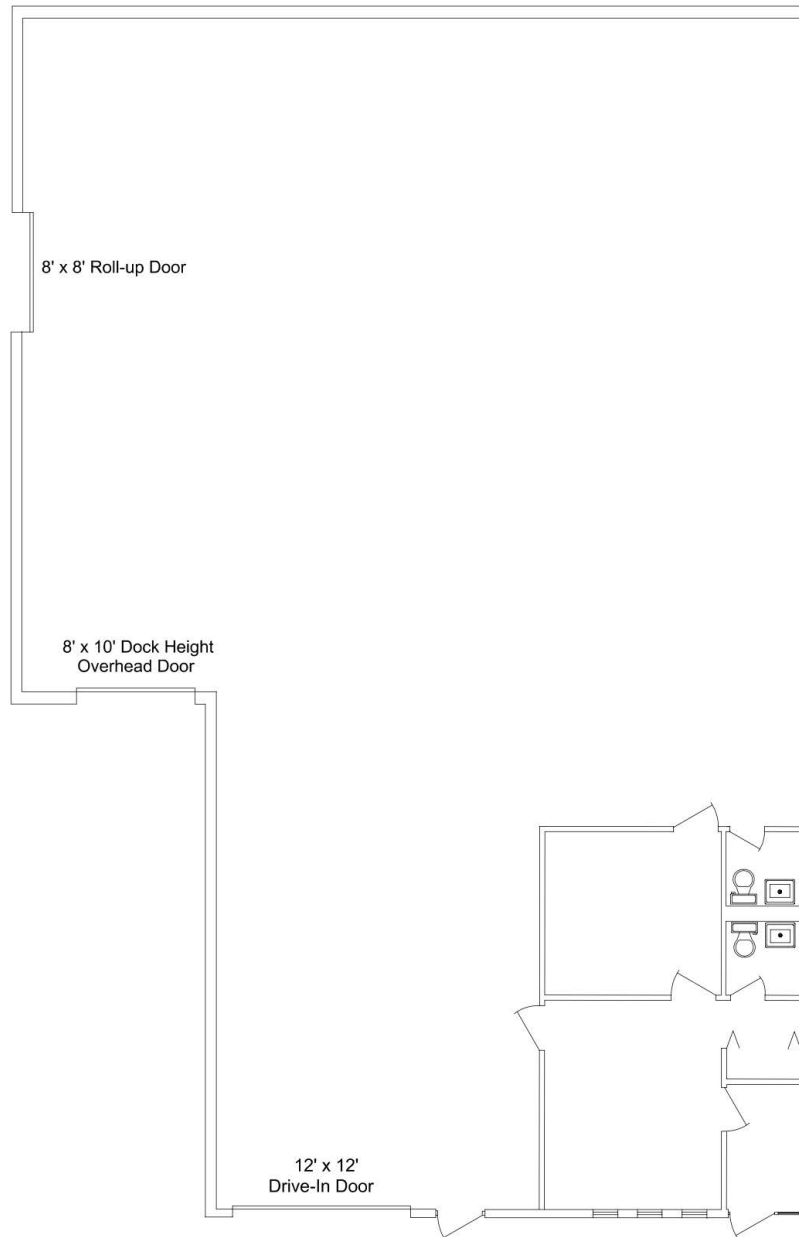
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FLOOR PLAN – 890 EAGLE DRIVE (4,296 RSF)



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