

# AVAILABLE

# 1220 CENTRAL AVENUE Hanover Park, Illinois

## TURNBERRY LAKES INTERNATIONAL BUSINESS CENTER



### Space Availability

Space Available: 58,622 SF

Office Area: 4,623 SF or to suit

Lease Rate: Subject to Proposal

### Building Specifications

Building Size: 320,622 SF

Land Area: ± 17.59 Acres

Clearance: 30' clear

Car Parking: 50 stalls (expandable to 129 stalls)

Loading: Three (3) exterior docks (expandable to 10)  
One (1) drive-in door

Power: 2,600 Amps; 277/480 Volt, 3-phase

Trailer Parking: 10 stalls (expandable)

Sprinklered: ESFR

Taxes: \$1.10 PSF (2012, payable 2013)

### Comments:

- High image facility, built in 1997
- Immediate access to Elgin O'Hare Expressway via Gary Avenue
- Low DuPage County taxes
- Aggressive Ownership
- Trailer parking available



OWNED & MANAGED BY:  
**northern**  
Northern Builders, Inc.



COMMERCIAL REAL ESTATE SERVICES

9450 W. Bryn Mawr Avenue, Suite 550  
Rosemont, Illinois 60018  
Phone #- (773) 355-3000

For additional information, please contact:

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# 1220 CENTRAL AVENUE Hanover Park, Illinois



## OFFICE/WAREHOUSE

<b>SITE AREA (±17.57 AC.)</b>	765,458 S.F.
<b>DETENTION</b>	66,112 S.F.
<b>BUILDING AREA</b>	320,622 S.F.
AVAILABLE SPACE	
OFFICE	4,623 S.F.
WAREHOUSE	53,999 S.F.
TOTAL AVAILABLE AREA	58,622 S.F.
<b>PARKING</b>	
CAR PARKING PROVIDED	50 STALLS
FUTURE CAR PARKING	79 STALLS
TOTAL FUTURE CARS	129 STALLS
<b>DRIVE IN OVERHEAD DOORS</b>	1 DOOR
<b>TOTAL EXTERIOR DOCKS</b>	3 DOCKS
<b>TOTAL FUTURE EXTERIOR DOCKS</b>	7 DOCKS
<b>TOTAL TRAILER STALLS</b>	10 TRAILERS
<b>TOTAL FUTURE TRAILER STALLS</b>	7 TRAILERS
<b>CLEAR HEIGHT</b>	30'-0"



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