

TURNBERRY LAKES
DISTRIBUTION CENTER



LBALogistics



850 CENTRAL AVENUE
HANOVER PARK, IL | DUPAGE COUNTY

CLASS A INDUSTRIAL SPACE FOR LEASE

IDEAL CORPORATE HEADQUARTERS



327,467 SF
Class A Facility



Air Conditioned
Warehouse



35,000 SF
Cooler Room
(+/- 40 degrees)



Immediate
Highway Access



DuPage County
Real Estate Taxes

WHAT SETS THIS SITE APART

- Adjacent to the Elgin O'Hare Tollway which provides immediate access to I-90, I-290, and I-355
- Rare infill Chicago site with low, sustainable DuPage County real estate taxes
- Ideal proximity to O'Hare International Airport for freight forwarders/ logistics groups
- Nearby access to public transportation (Schaumburg Metra) and strong local labor environment

BUILT FOR PERFORMANCE

- High-image corporate headquarters facility with signage on Gary Avenue
- 36' ceilings that allow for efficient racking and distribution needs
- Climate-controlled warehouse for employee comfort and product sensitivity
- Expandable auto parking for immediate or future growth needs

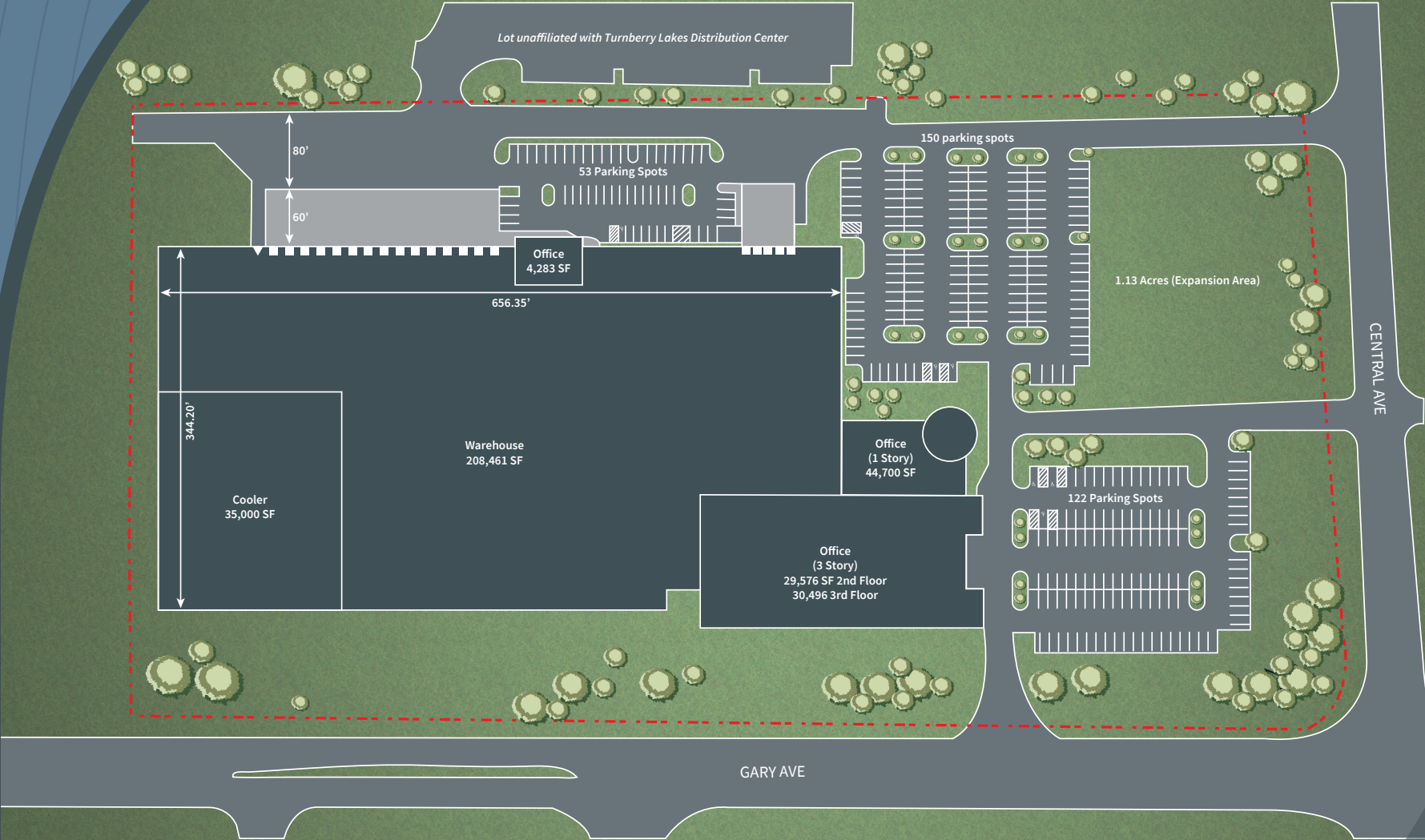




BUILDING SPECIFICATIONS

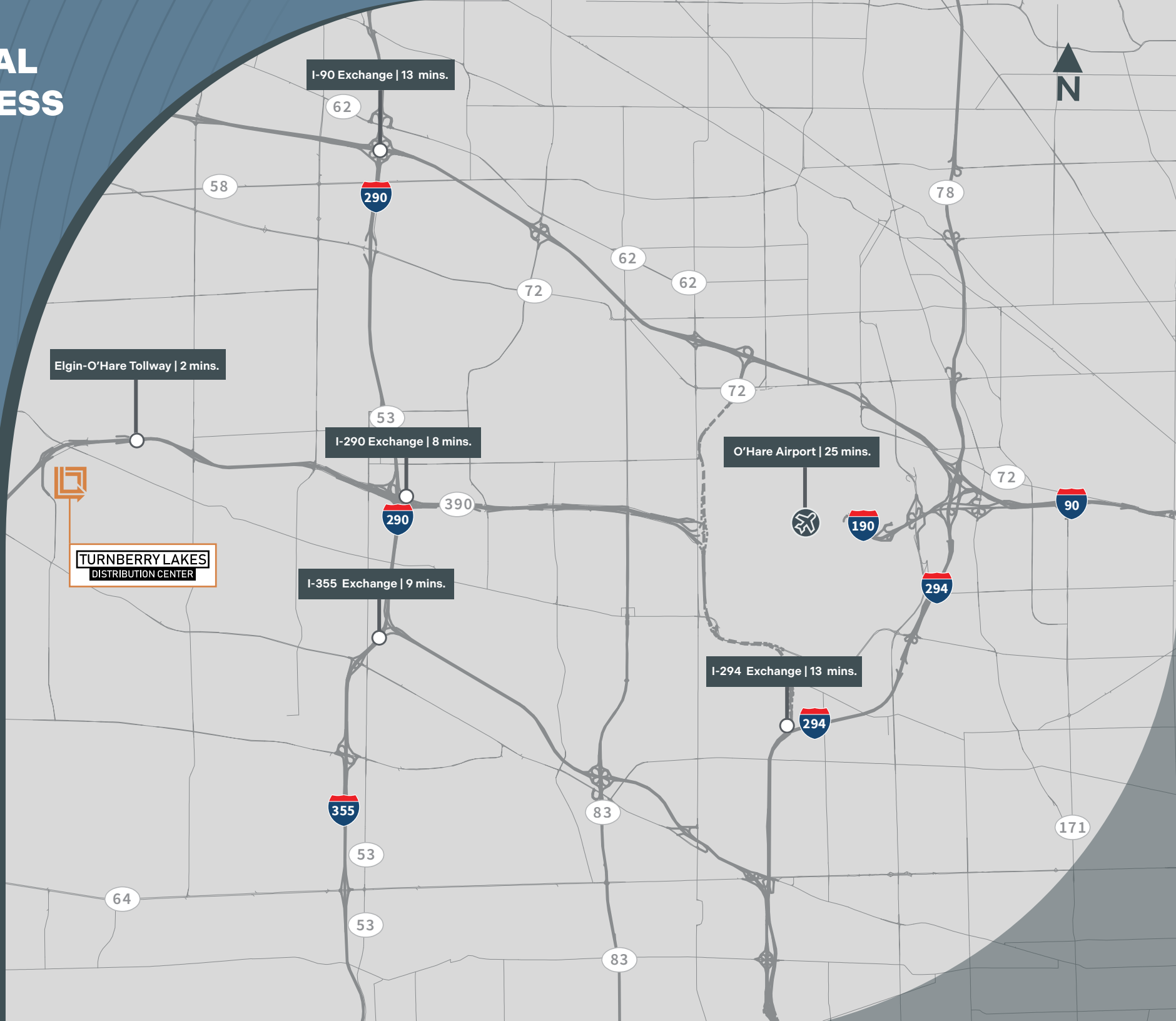
TOTAL BUILDING SIZE:	327,467 SF
TOTAL SPACE AVAILABLE:	327,467 SF
OFFICE:	Three-story office: 104,772 SF total 44,700 SF 1st Floor 29,576 SF 2nd Floor 30,496 SF 3rd Floor
TOTAL ACREAGE:	16.5
YEAR BUILT:	2001
COLUMN SPACING:	53' x 42' typical; 53' x 50' staging bays
FLOOR SLAB:	10" insulated
CLEAR HEIGHT:	36'
LOADING:	(22) 9' x 10' dock doors (1) 12' x 14' drive-in door 140' truck court (Including 65' truck apron of 8" concrete)
SPRINKLER:	Fully sprinklered ESFR system (Warehouse) NFPA 13 (Office)
COOLER:	35,000 SF Cooler Room (+/- 40 degrees)
POWER:	Power Three Separately Metered Services: (1) 1000 KVa transformer connected to a 2000-amp 2,500 amp switch (2) 750 KVa transformers connected to 1600-amp switches (upon tenant verification)
VEHICLE PARKING:	325 - Car parking spaces (Expandable to 475)
HVAC:	100% air conditioned
LIGHTING:	2'x4' fluorescent fixtures mounted in the suspended ceiling (Office); LED Lighting Warehouse
LEASE RATE:	Subject to Offer
REAL ESTATE TAXES:	\$1.46/SF (2024)

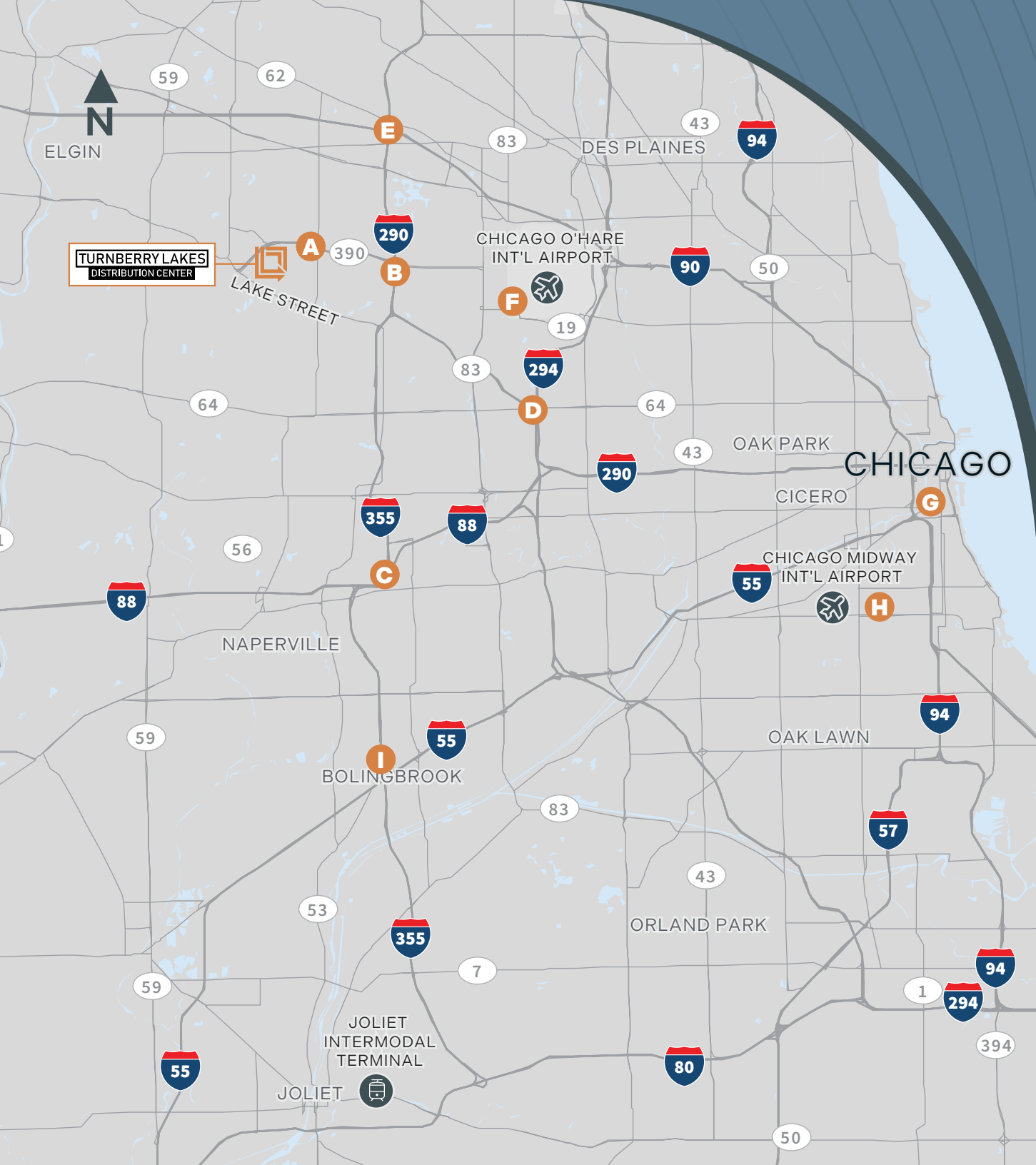
SITE PLAN



Click here for office floorplans.

LOCAL ACCESS





REGIONAL ACCESS

	Drive times	Distance	Time
A	Elgin-O'Hare Tollway (via Gary Road)	<1 Mile	2 Minutes
B	I-290	6 Miles	7 Minutes
C	I-88 (via I-355)	10.7 Miles	14 Minutes
D	I-294	14 Miles	18 Minutes
E	I-90	8 Miles	22 Minutes
F	O'Hare International Airport	17 Miles	22 Minutes
G	Downtown Chicago	32 Miles	30 Minutes
H	Midway International Airport	41 Miles	45 Minutes
I	I-55	31 Miles	47 Minutes



CORPORATE NEIGHBORS

Notable Corporate Tenancy
Thermo Fisher Scientific
Prinova USA
Lineage
BorgWarner Inc.
Signode Industrial Group
Jabil Packaging Solutions (Nypro) Hanover Park
iGPS Logistics

Notable Corporate Tenancy
West Rock
RGM Inc
Pregis Roselle
Associated
RGM, Inc.
Mann+Hummel
NOW Foods



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