

7,213 SF – 19,966 SF Available

CORNERSTONE BUSINESS PARK

📍 BENSENVILLE, IL

Up to 19,966 SF
Available

7,213 SF
Available

12,753 SF
Available

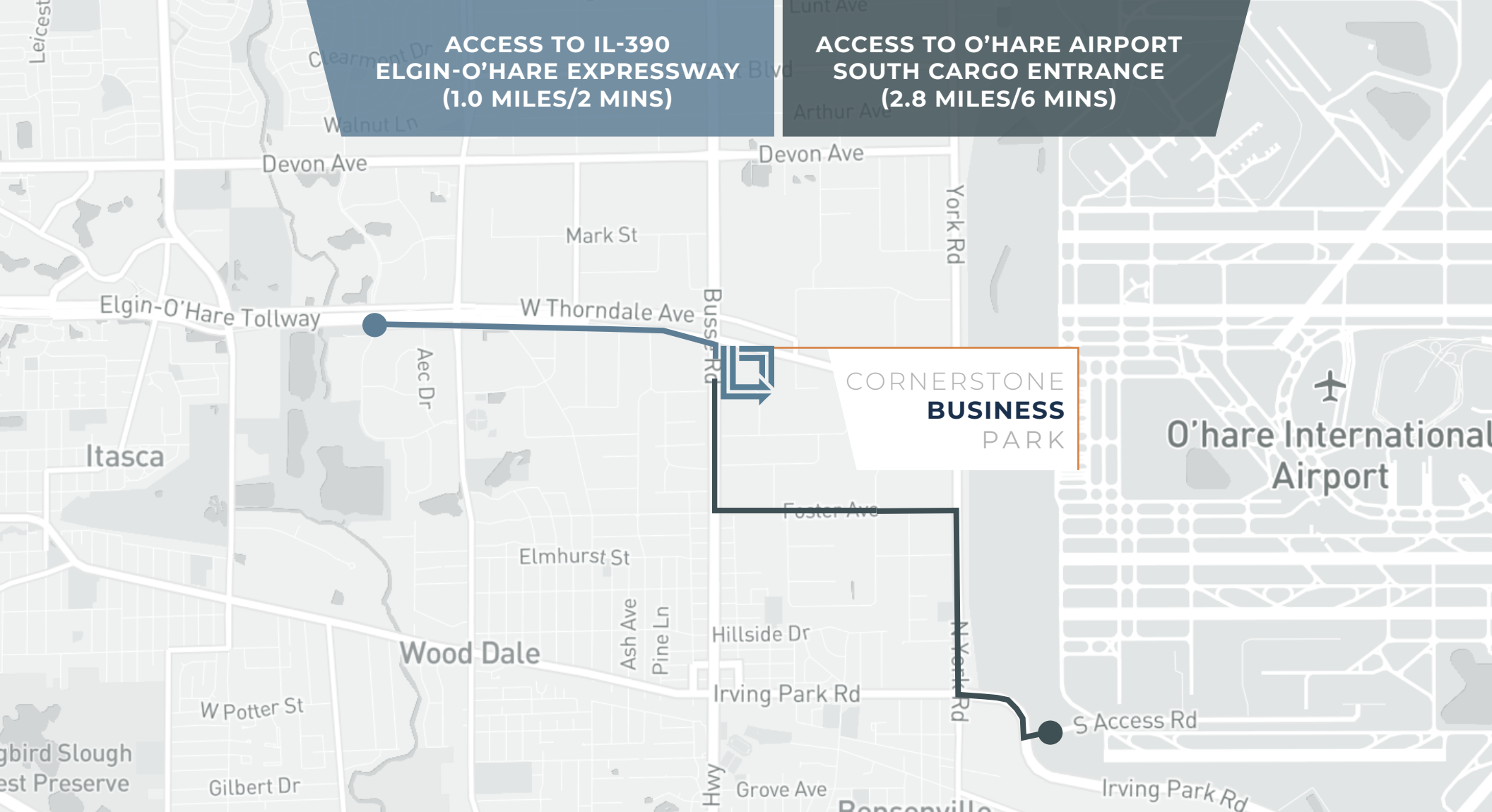
1060-1062 THORNDALE AVENUE

LBA Logistics 

CBRE

**ACCESS TO IL-390
ELGIN-O'HARE EXPRESSWAY
(1.0 MILES/2 MINS)**

**ACCESS TO O'HARE AIRPORT
SOUTH CARGO ENTRANCE
(2.8 MILES/6 MINS)**



HIGHLIGHTS



Direct access to major thoroughfares, including IL-390, IL-Rte 83/Busse Road and Thorndale Avenue



DuPage County taxes



Quick access to South Cargo Entrance at O'Hare Airport, I-90 and I-290



Signage/exposure opportunities along IL-Rte 83/ Busse Road

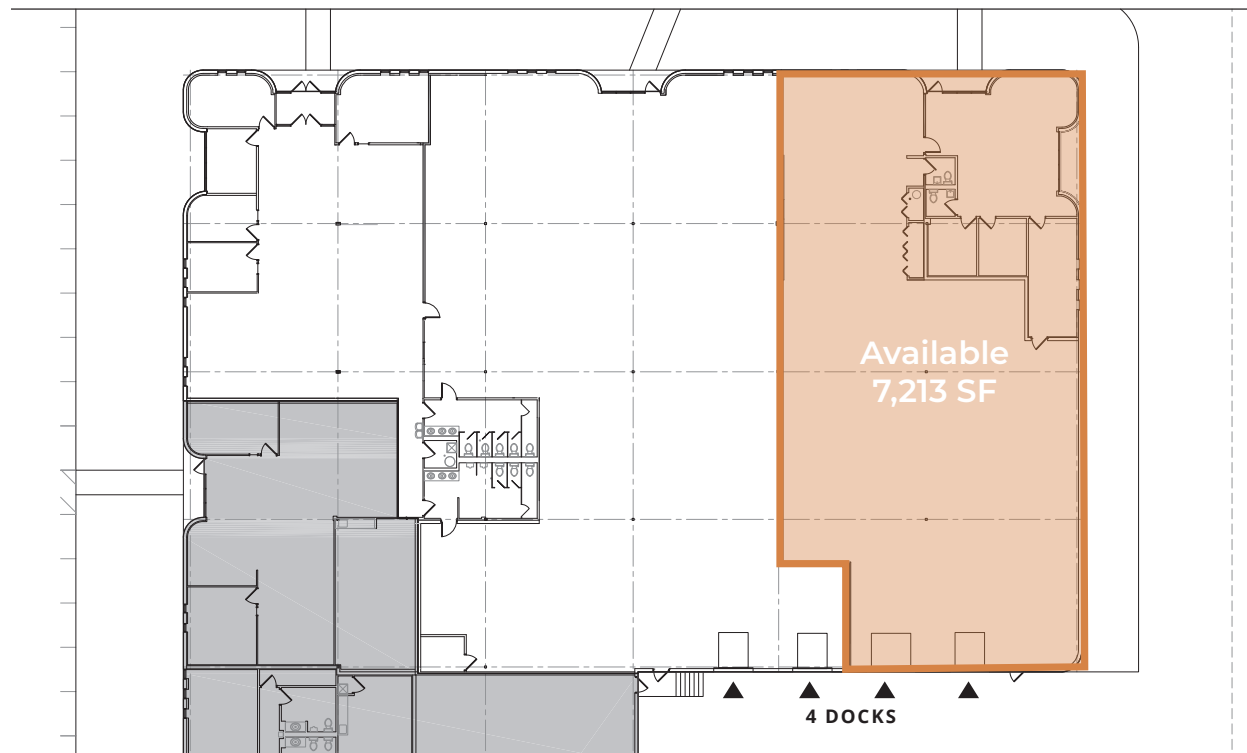


Institutionally owned and managed facility

UNIT 1060

PROPERTY SPECS

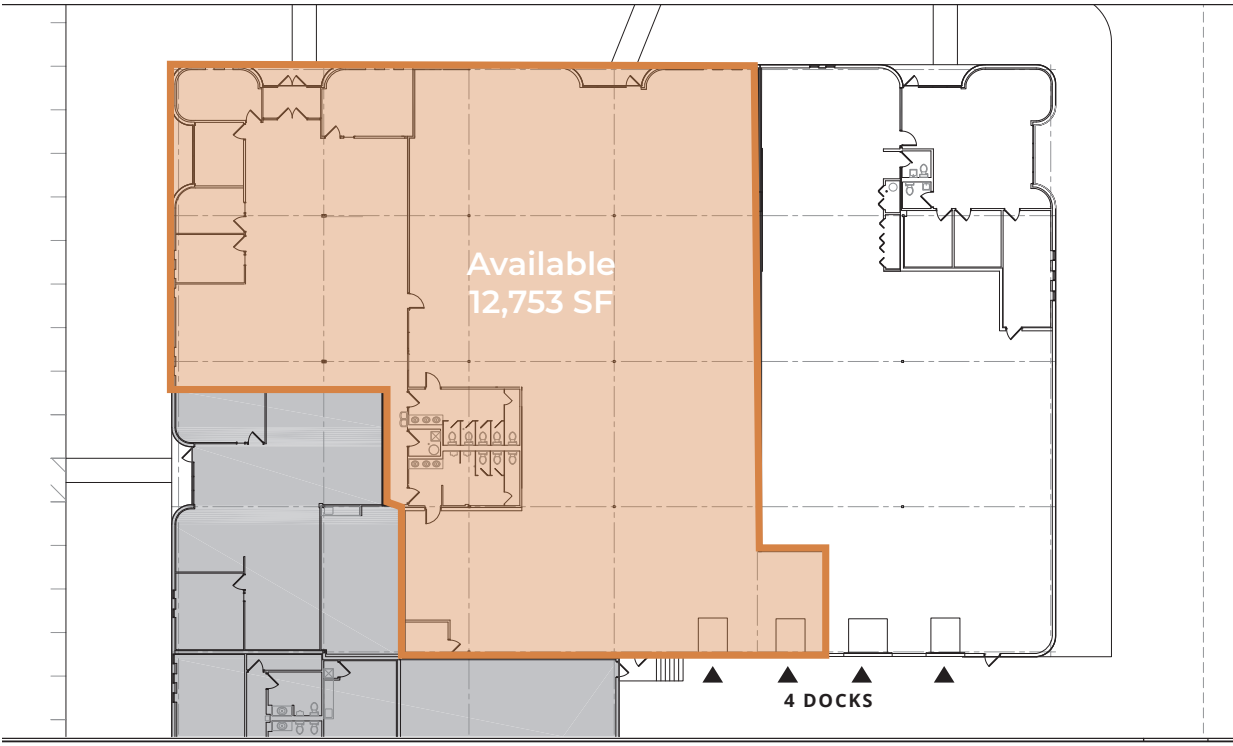
BUILDING SIZE	54,394 SF
AVAILABLE SIZE	7,213 SF
OFFICE SIZE	±1,500 SF
CEILING HEIGHT	12'-6"
LOADING	2 exterior docks
POWER	400a @ 277/480v (estimate)
SPRINKLER	Wet system
REAL ESTATE TAXES	\$2.06 PSF (paid 2022)
ASKING LEASE RATE	Subject to offer



UNIT 1062

PROPERTY SPECS

BUILDING SIZE	54,394 SF
AVAILABLE SIZE	12,753 SF
OFFICE SIZE	±3,000 SF
CEILING HEIGHT	12'-6"
LOADING	2 exterior docks
POWER	400a @ 277/480v (estimate)
SPRINKLER	Wet system
REAL ESTATE TAXES	\$2.06 PSF (paid 2022)
ASKING LEASE RATE	Subject to offer



UNIT 1060-1062 PROPERTY SPECS

BUILDING SIZE	54,394 SF
AVAILABLE SIZE	19,966 SF
OFFICE SIZE	4,538 SF
CEILING HEIGHT	12'-6"
LOADING	4 exterior docks
POWER	400a @ 277/480v (estimate)
SPRINKLER	Wet system
REAL ESTATE TAXES	\$2.06 PSF (paid 2022)
ASKING LEASE RATE	Subject to offer



 O'HARE AIRPORT

North

Thornedale Ave.

ILLINOIS
390

1060-1062

CORNERSTONE
BUSINESS
PARK

IL-Rte 83/Busse Rd.

FOR MORE INFORMATION CONTACT:

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LBALogistics 

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11,891 SF – 17,281 SF Available

CORNERSTONE **BUSINESS** PARK

 BENSENVILLE, IL

11,891 SF
Available

12,000 – 17,281 SF
Available

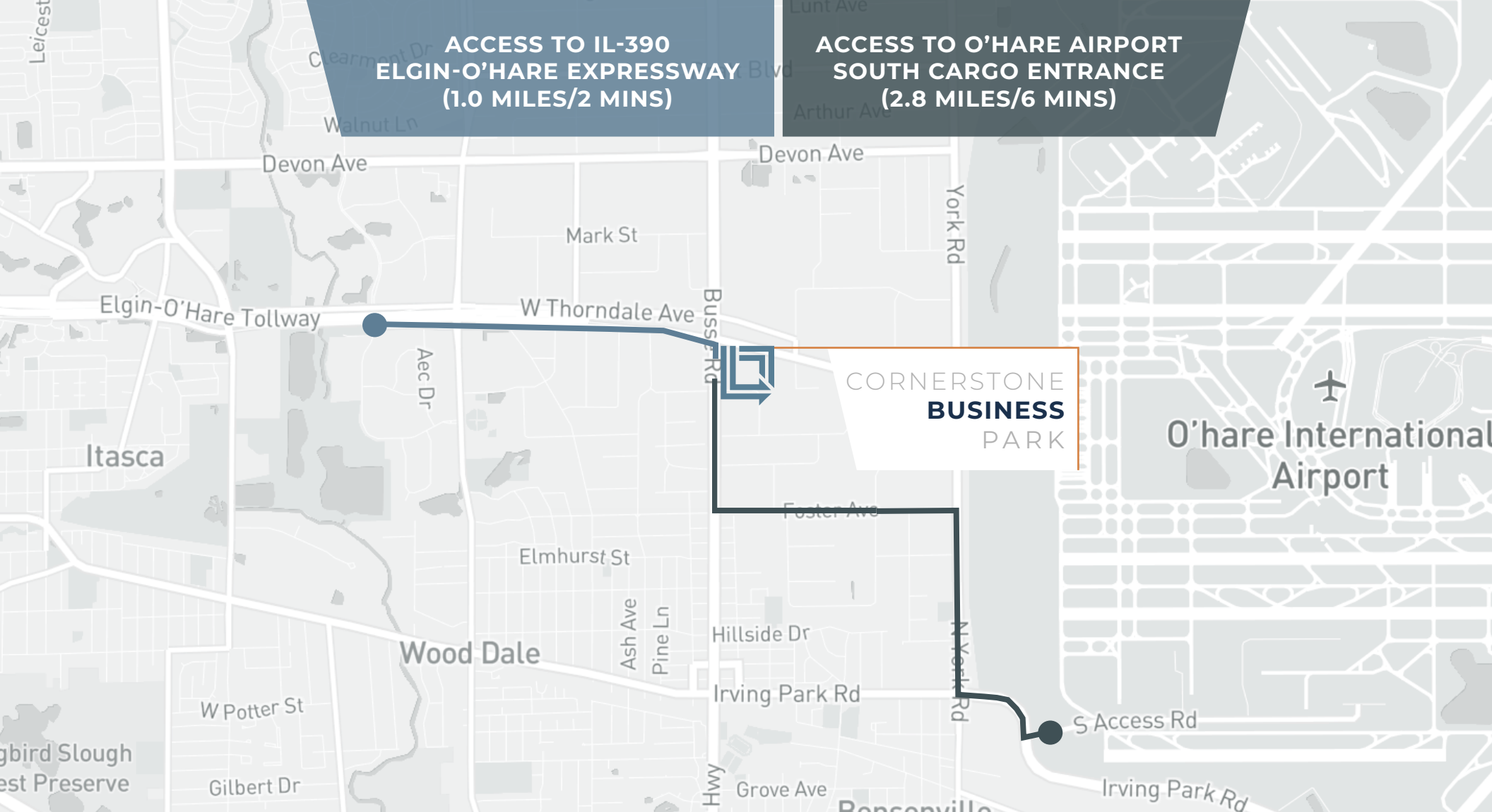
871-891 IL-ROUTE 83

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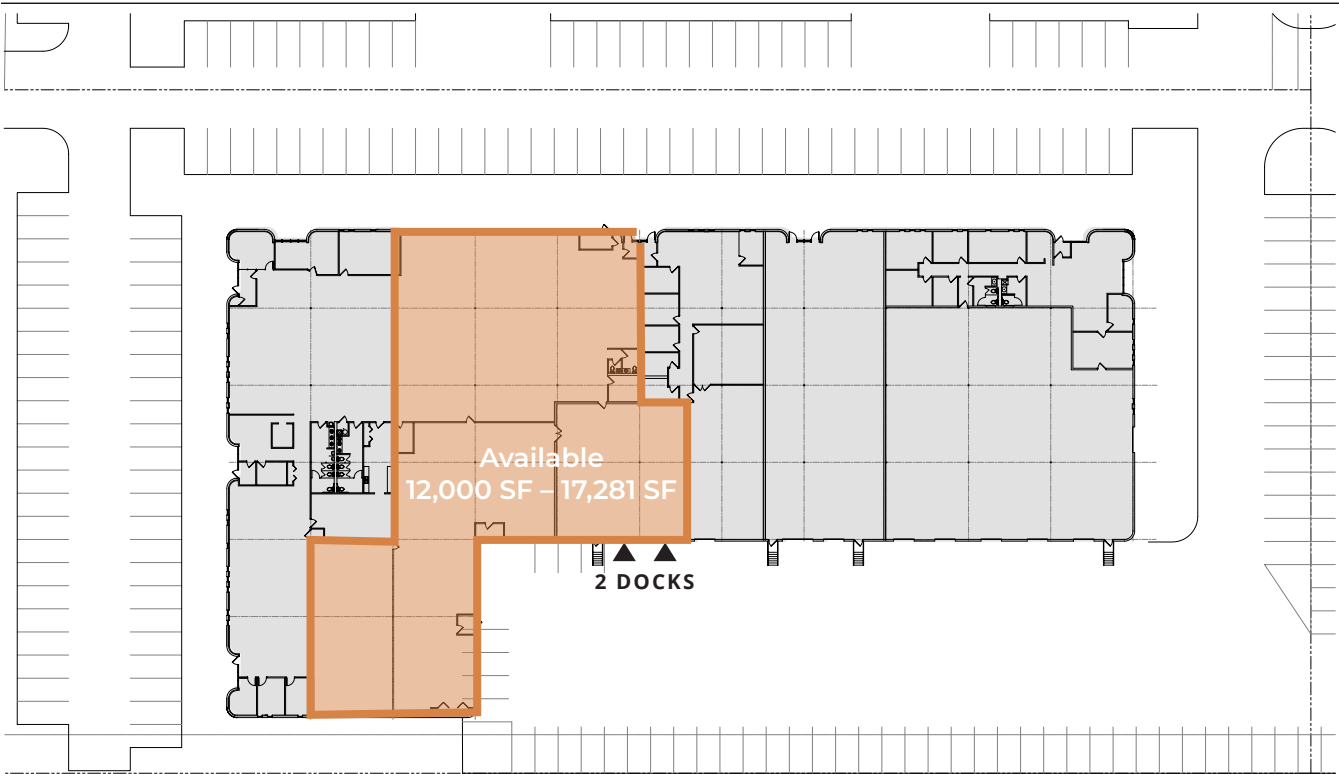
Signage/exposure opportunities along IL-Rte 83/ Busse Road



Institutionally owned and managed facility

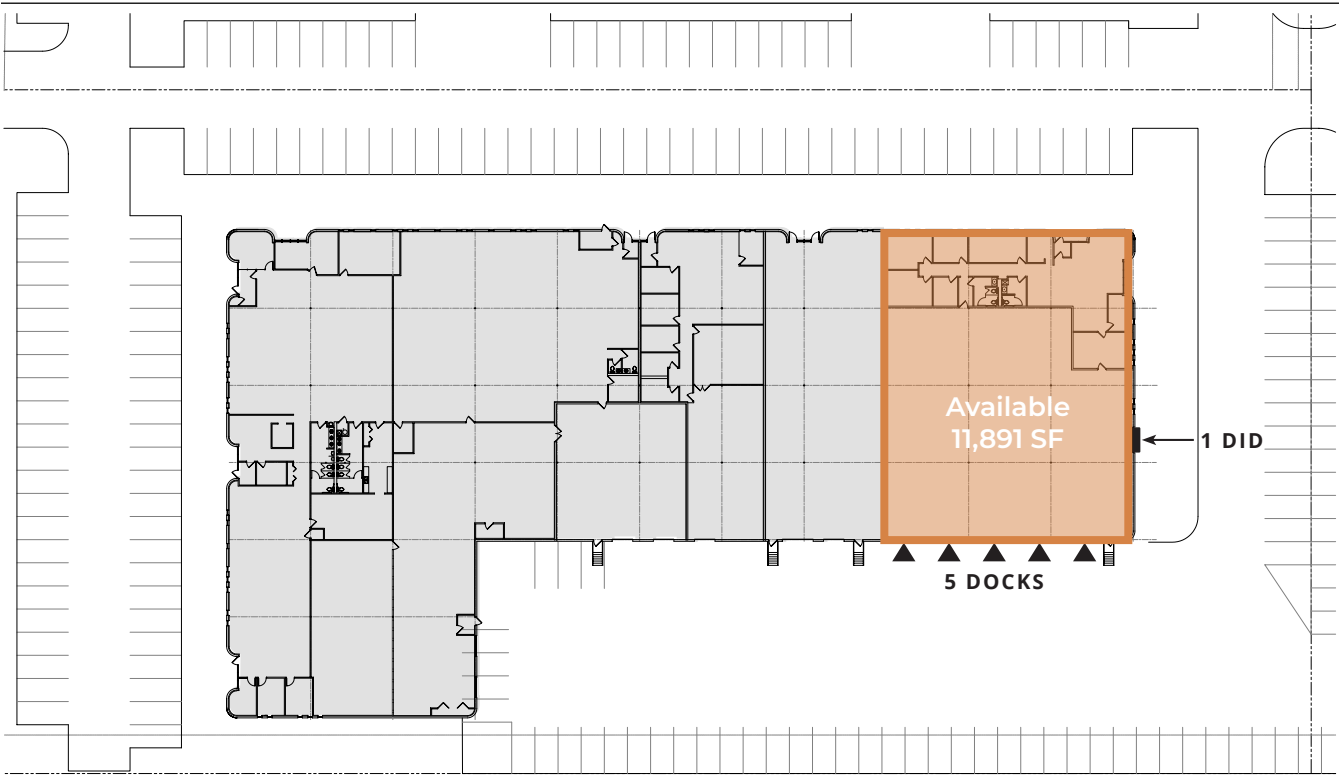
UNIT 871 PROPERTY SPECS

BUILDING SIZE	47,944 SF
AVAILABLE SIZE	12,000 SF - 17,281 SF
OFFICE SIZE	To suit
CEILING HEIGHT	12'-6"
LOADING	2 exterior docks (expandable)
POWER	400a @ 277/480v (estimate)
SPRINKLER	Wet system
REAL ESTATE TAXES	\$2.06 PSF (paid 2022)
ASKING LEASE RATE	Subject to offer



UNIT 891 PROPERTY SPECS

BUILDING SIZE	47,944 SF
AVAILABLE SIZE	11,891 SF
OFFICE SIZE	±3,500 SF
CEILING HEIGHT	12'-6"
LOADING	5 exterior docks, 1 drive-in door
POWER	400a @ 277/480v (estimate)
SPRINKLER	Wet system
REAL ESTATE TAXES	\$2.06 PSF (paid 2022)
ASKING LEASE RATE	Subject to offer



 O'HARE AIRPORT

North

Thornedale Ave.

ILLINOIS
390

871-891

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