

FOR LEASE

255 Madsen Drive | Bloomingdale, IL | DuPage County

51,600 s.f. (Divisible)
NEW CONSTRUCTION



Bloomingdale
Corporate Center

www.bloomingdalecorporatecenter.com



Bloomington
Corporate Center



SPECIFICATIONS

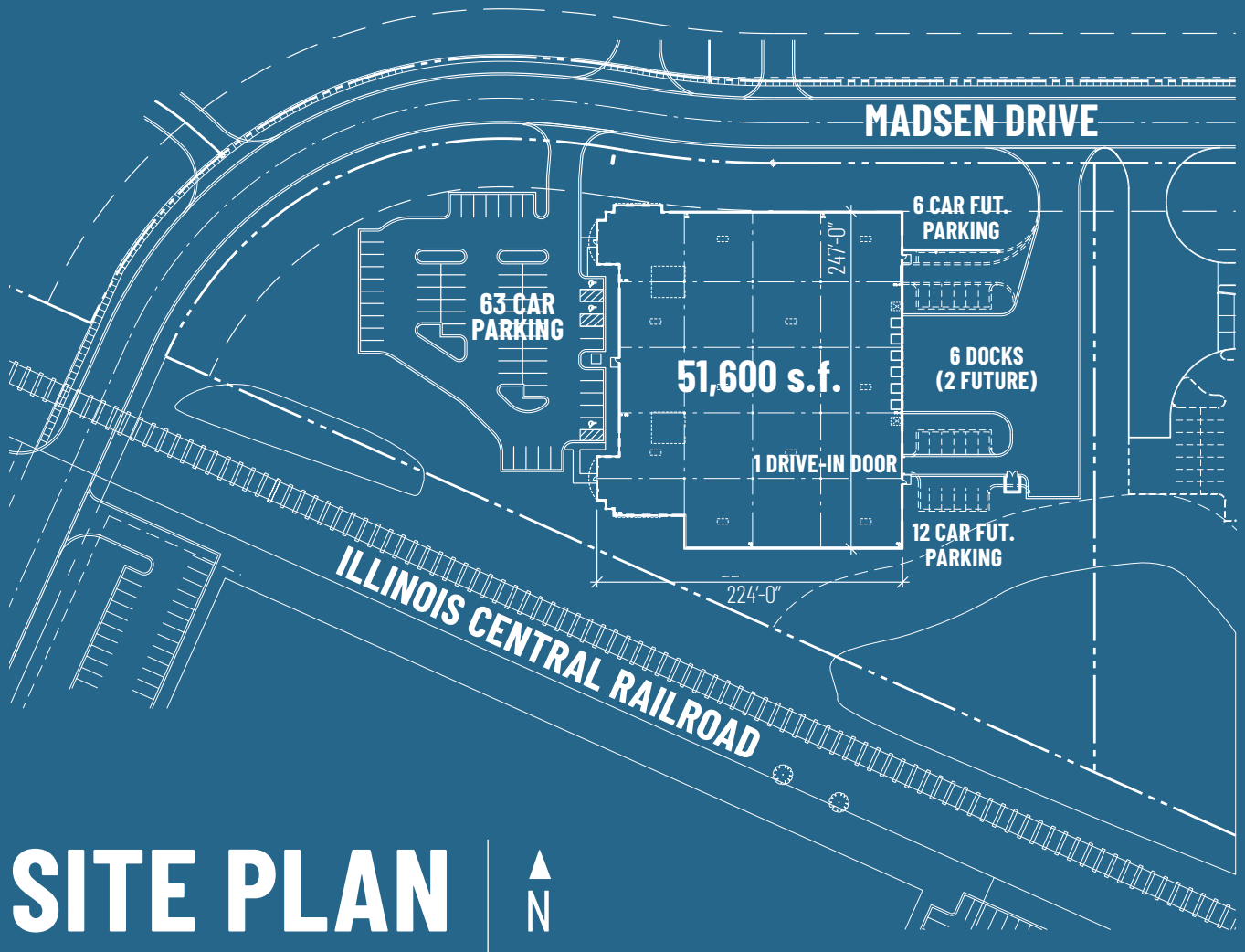
BUILDING SIZE:	51,600 s.f. (divisible)	PARKING:	63 cars (expandable)
AVAILABLE SPACE:	+/- 25,800 s.f. to 51,600 s.f.	COLUMN SPACING:	48' X 50'
OFFICE SIZE:	2,064 s.f. (expandable)	SPEED BAY:	60'
SITE AREA:	4.48 acres	LIGHTING:	LED
CEILING HEIGHT:	30'	FLOOR STRUCTURE:	Ductilcrete
DOCK POSITIONS:	6 exterior (expandable to 8)	SPRINKLER SYSTEM:	ESFR
DRIVE-IN DOORS:	1 (expandable to 2)	LEASE RATE:	STO

HIGHLIGHTS

- ➔ Centrally located for distribution to 9.5 million population in Chicago MSA
- ➔ Close proximity to I-355 / I-290 and the new IL-390 (Elgin O'Hare Expressway)
- ➔ Modern manufacturing distribution facilities in the prestigious Bloomingdale Corporate Center
- ➔ 6 miles to UPS Hub / Customer Center
- ➔ Highly skilled labor force / College of DuPage Manufacturing Technology Program
- ➔ 15 miles to O'Hare International Airport (ORD) / 25 miles to Chicago Loop and close to Stratford Square Mall, hotels, childcare, restaurants & healthcare facilities

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SITE PLAN



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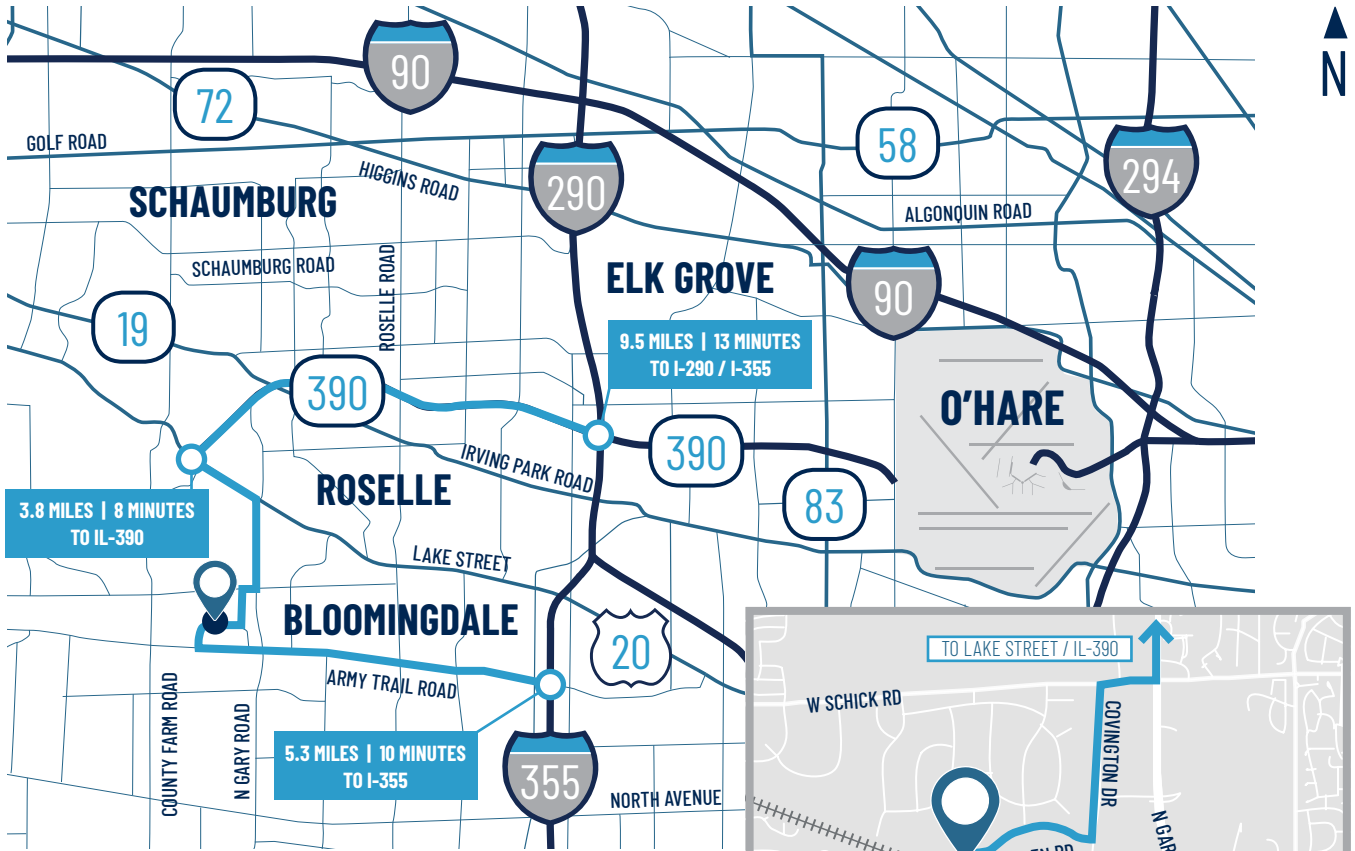
LOCAL BUSINESSES

DISTRIBUTION

- 1** Reliable Automatic Sprinkler
- 2** LaVezi Precision, Inc.
- 3** Jasper Meats
- 4** Envision3
- 5** Century Tile & Carpet
- 6** Toms-Price Furniture
- 7** Korpack
- 8** Crane Worldwide

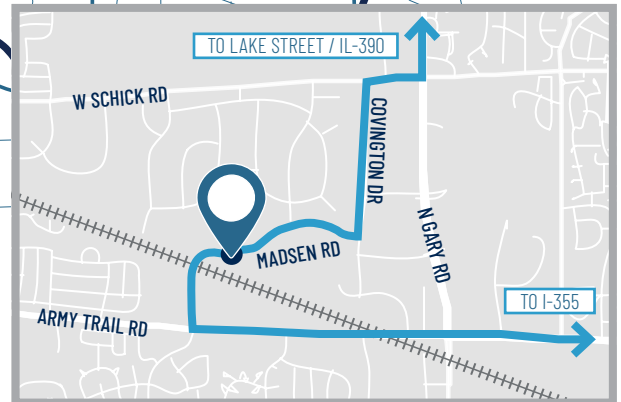
RETAIL

- A** Costco
- B** AutoZone
- C** Wingstop
- D** PNC Bank
- E** Mobile
- F** 7-Eleven
- G** Sherwin-Williams Paint
- H** Lowes



SITE ACCESS

IL-390 & US 20	3.8 miles
I-355 via Army Trail Road	5.3 miles
I-90 via IL-59	12.9 miles
O'Hare International Airport	15.3 miles
Downtown Chicago	29.4 miles



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