

AVAILABLE

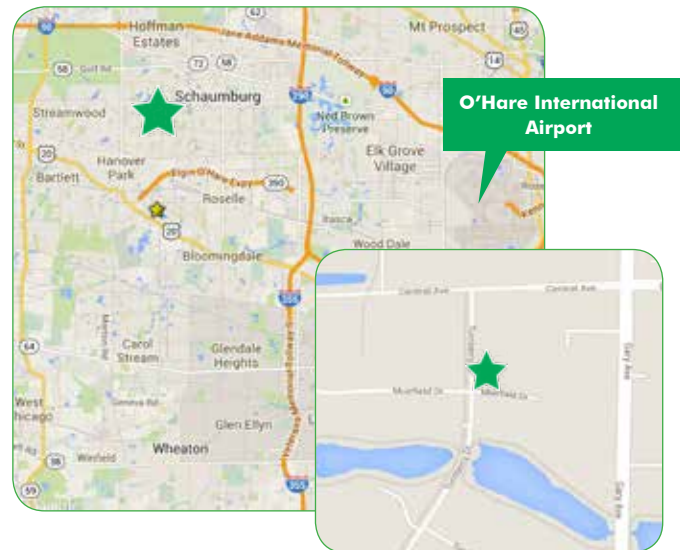
865 MUIRFIELD DRIVE

HANOVER PARK, IL 60133



PROPERTY SPECIFICATIONS

Total Size:	46,559 SF
Office Area:	7,272 SF (961 SF Mezzanine Office & 765 SF Mezzanine Storage*)
Site Size:	3.30 AC
Ceiling Height:	24' Clear
Construction:	Precast Concrete
Car Parking:	92 Stalls
Loading:	4 Exterior Docks & 1 Drive-In Door
Electrical:	600a @ 277/480v
OPEX:	Taxes: \$1.73 PSF (Estimated 2019) Insurance: \$0.06 PSF CAM + Mgmt. Fee: \$0.30 PSF
Year Built:	1993, Expansion 1999
Lease Rate:	\$6.50 PSF (Net)
Available:	Immediately



- + DuPage County taxes
- + Quick access to Elgin-O'Hare Expressway/I-390
- + Modern office finishes with extensive window line
- + Located in prestigious Turnberry Lakes Business Park



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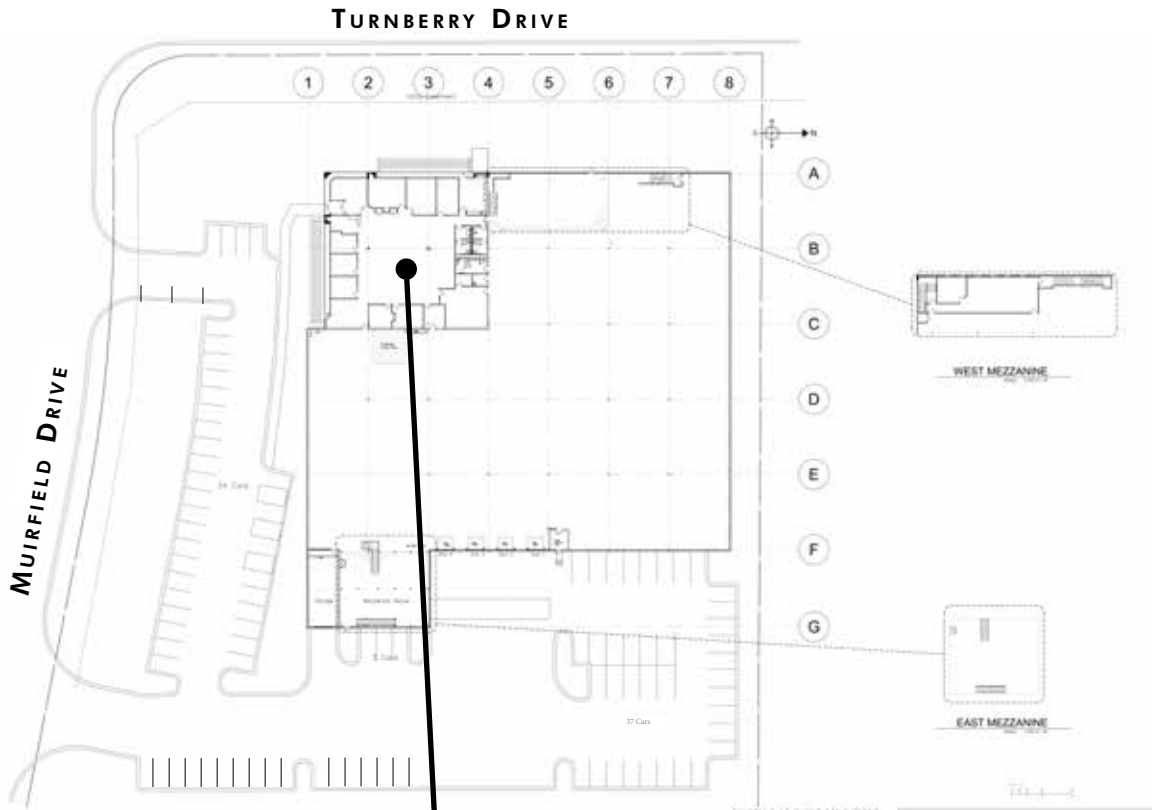


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SITE PLAN



OFFICE AREA

