
Sample Oak Brook Industrial Survey



620 Enterprise Dr



Location: **Universal Financial
West Suburban Ind Cluster
West Suburbs Ind Submarket
DuPage County
Oak Brook, IL 60523**

Building Type: **Class B Warehouse**
Status: **Built 1968, Renov 1999**
Tenancy: **Multiple Tenant**

Land Area: **1.24 AC**
Stories: **1**
RBA: **18,883 SF**

Management: -
Recorded Owner: -

Total Avail: **8,060 SF**
% Leased: **57.3%**

Ceiling Height: **16'0"-17'0"**
Column Spacing: -
Drive Ins: **12'0" w x 10'0" h**
Loading Docks: **2 int**
Power: **400a 3p**

Crane: **None**
Rail Line: **None**
Cross Docks: -
Const Mat: **Masonry**
Utilities: **Heating - Gas**

Expenses: **2004 Tax @ \$1.04/sf**
Parcel Number: **06-24-305-005**
Parking: **Ratio of 2.08/1,000 SF**

| Floor | SF Avail | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Use/Type |
|-------|-----------------|-------------|------------------|-----------|------------|----------|
| P 1st | 8,060/5,900 ofc | 8,060 | \$17.50/ig | Vacant | Negotiable | Direct |

Building Notes

1.02 acres; rare zoning ORA-2 (office, research, assembly warehouse) allows many commercial and industrial uses; solid 1965 masonry construction with 1999 rehab included total roof replacement of high cube area; 12,840 s.f. (68%) office / tech area includes 19 privates, 2 general office areas, 4 tech areas, 2,482 s.f. tech training room, reception, fire safe vault and two mechanical rooms; Seller's business was client computer access oriented and there is extensive wiring of T-1 internet; 6,043 s.f. (32%) warehouse / interior dock area; 2 interior docks with levelators; 1 drive-in door (10' X 12'); 4,500 s.f. mezzanine includes 3,120 s.f. central hvac area; 400 amp 3 phase electric; sprinkler system; extensive security system with 15 camera monitoring and card entry at all exterior doors; 44 car parking; rear of building faces I-88 at Oak Brook Toll Plaza - sign exposure to 175,000 vehicles per day. Located just east of the Oak Brook Shopping Center off 22nd Street, seconds from I-88 and minutes to I-294, I-290 & I-355.