

# 20,000 SF PROPERTY FOR SALE

- Single-story office building.
- Large windows and skylights, with lots of natural light.
- Modern offices, conference space, and storage.
- 24-hour monitored security and fire systems.
- Abundant on-site parking.
- Great location in DuPage County, just west of O'Hare International Airport.

 Arthur J. Rogers & Co.

**MB** Real Estate



**220 GERRY | WOOD DALE, IL**

**JANE ROBINS**, Arthur J. Rogers & Co.  
p: (847) 627-4226  
e: JRobins@arthurjrogers.com

**JAY BEADLE**, MB Real Estate  
p: (312) 558-3862  
e: JBeadle@mbres.com

**DAVID KIMBALL**, MB Real Estate  
p: (312) 558-3858  
e: DKimball@mbres.com

# PROPERTY SPECIFICATIONS

# FOR SALE

**220 GERRY DRIVE  
WOOD DALE, IL  
DuPAGE COUNTY**



**ADDRESS:** 220 Gerry Drive  
Wood Dale, IL

**SQUARE FEET:** 20,000 +

**SITE SIZE:** 1.99 A (86,486 Sq. Ft.)

**BUILT:** 1985

**RENOVATED:** 1995

**CEILING CLEARANCE:** 10'6"

**ZONING:** M1- light manufacturing

**PARKING:** 80 Cars

**POWER:** 1200 Amps, 208/120 V

**STRUCTURE:** Reinforced concrete slab, steel beams, brick

**ROOF:** Single ply membrane with stone ballasts  
Double hip roof over entrance vestibule  
and flat on remainder

**A/C:** 100%

**HVAC:** Eight 5 ton roof units, (2)10 ton units

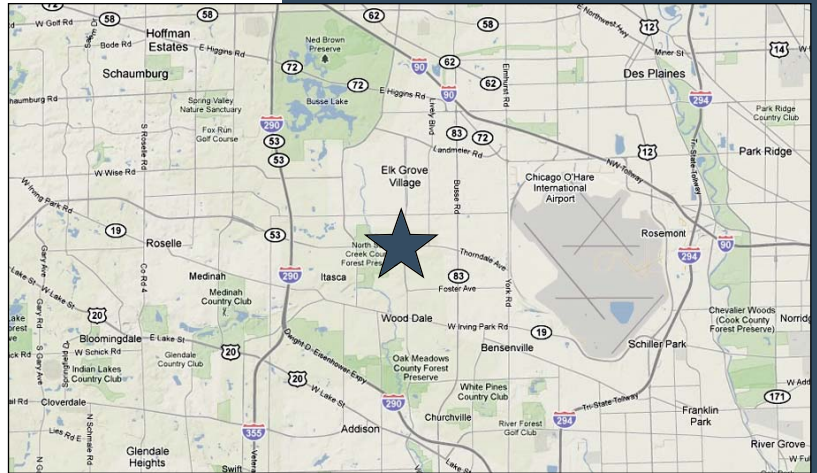
**CURRENT USE:** Corporate Headquarters

**SECURITY:** 24 hour monitored security and fire systems  
– Bosch System

**SPRINKLERED:** No

**REAL ESTATE TAXES:** 2008 - \$1.61/Sq. Ft.. (\$32,120)

**ASKING PRICE:** \$1,760,000 (\$88.00/Sq. Ft.)



## CONTACT:

**JANE ROBINS**

Arthur J. Rogers & Co.

p: (847) 627-4226

e: JRobins@arthurjrogers.com

**JAY BEADLE**

MB Real Estate

p: (312) 558-3862

e: JBeadle@mbres.com

**DAVID KIMBALL**

MB Real Estate

p: (312) 558-3858

e: DKimball@mbres.com

## COMMENTS:

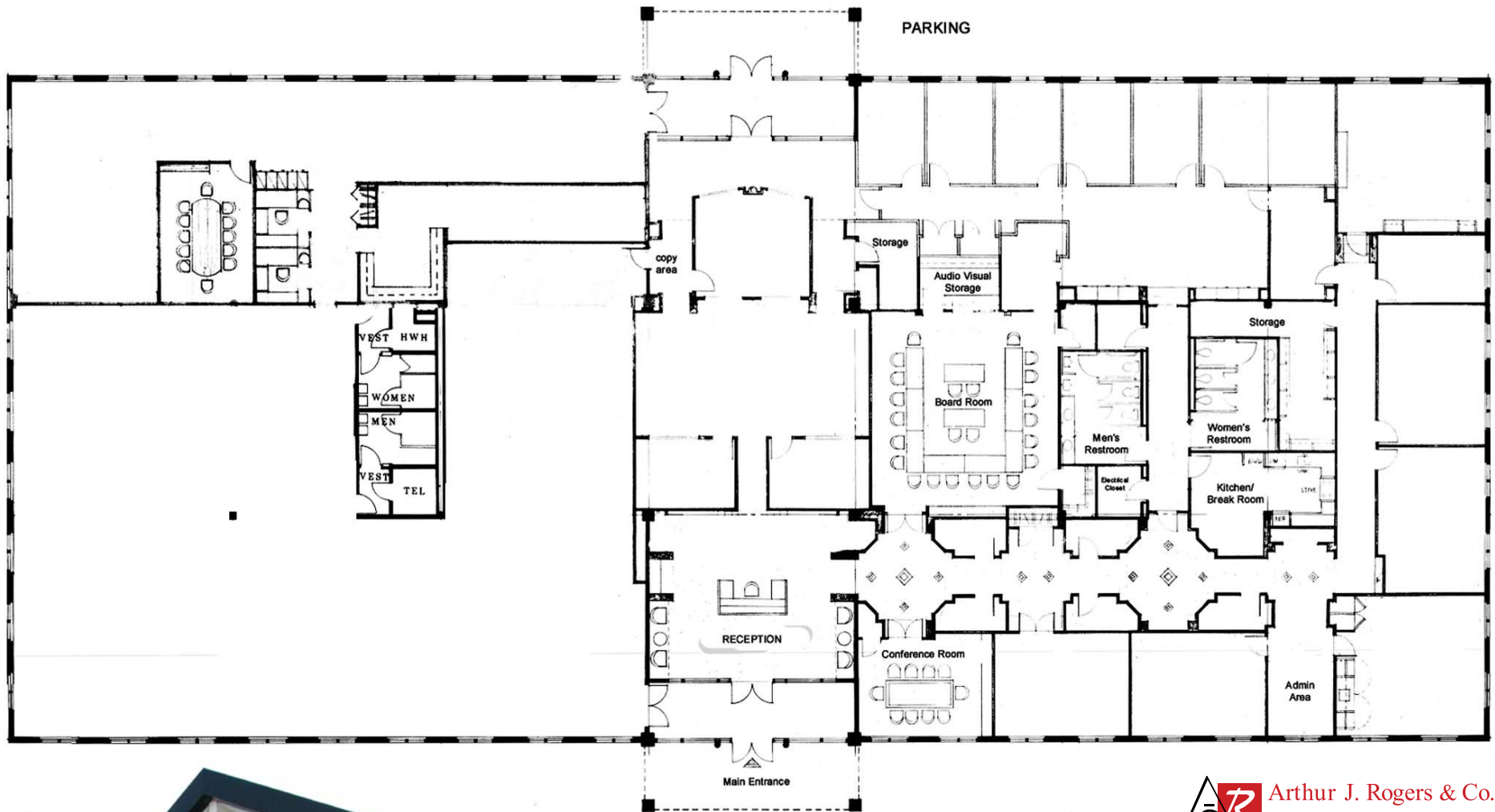
Great flex space ideally located in O'Hare market. Space offers low DuPage County taxes, easy access to O'Hare International Airport, and high-end finishes. Currently, the headquarters of an international management consulting firm, this site is ideally situated to meet office and flex requirements.

*Information shown on this sheet is believed to be accurate and reliable but not guaranteed and is subject to correction.*

 Arthur J. Rogers & Co.

**MB** Real Estate





 Arthur J. Rogers & Co.

**MB**Real Estate

PARKING

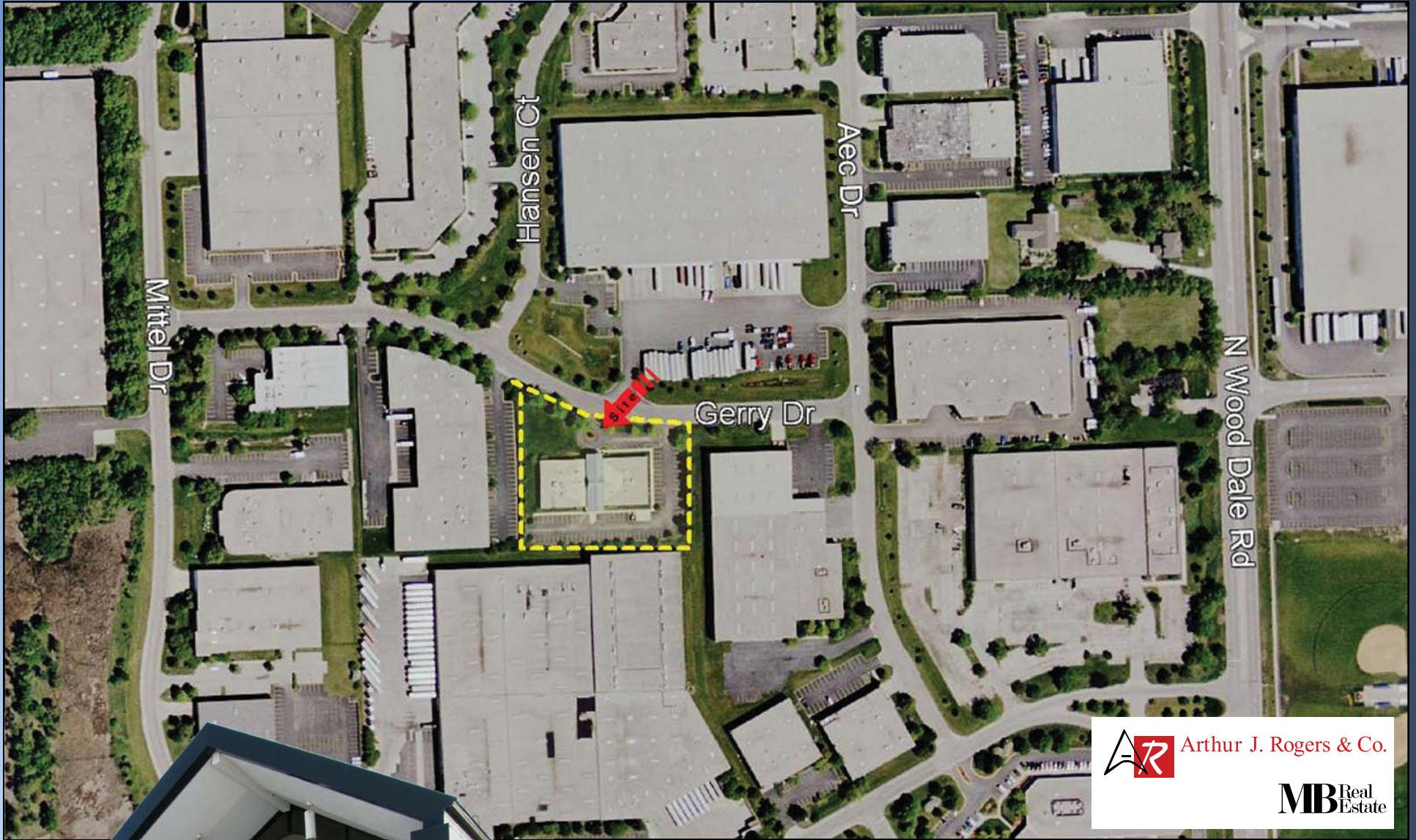


# 220 GERRY DRIVE | WOOD DALE, IL

**JANE ROBINS**, Arthur J. Rogers & Co.  
 p: (847) 627-4226  
 e: [JRobins@arthurjrogers.com](mailto:JRobins@arthurjrogers.com)

**JAY BEADLE**, MB Real Estate  
 p: (312) 558-3862  
 e: [JBeadle@mbres.com](mailto:JBeadle@mbres.com)

**DAVID KIMBALL**, MB Real Estate  
 p: (312) 558-3858  
 e: [DKimball@mbres.com](mailto:DKimball@mbres.com)

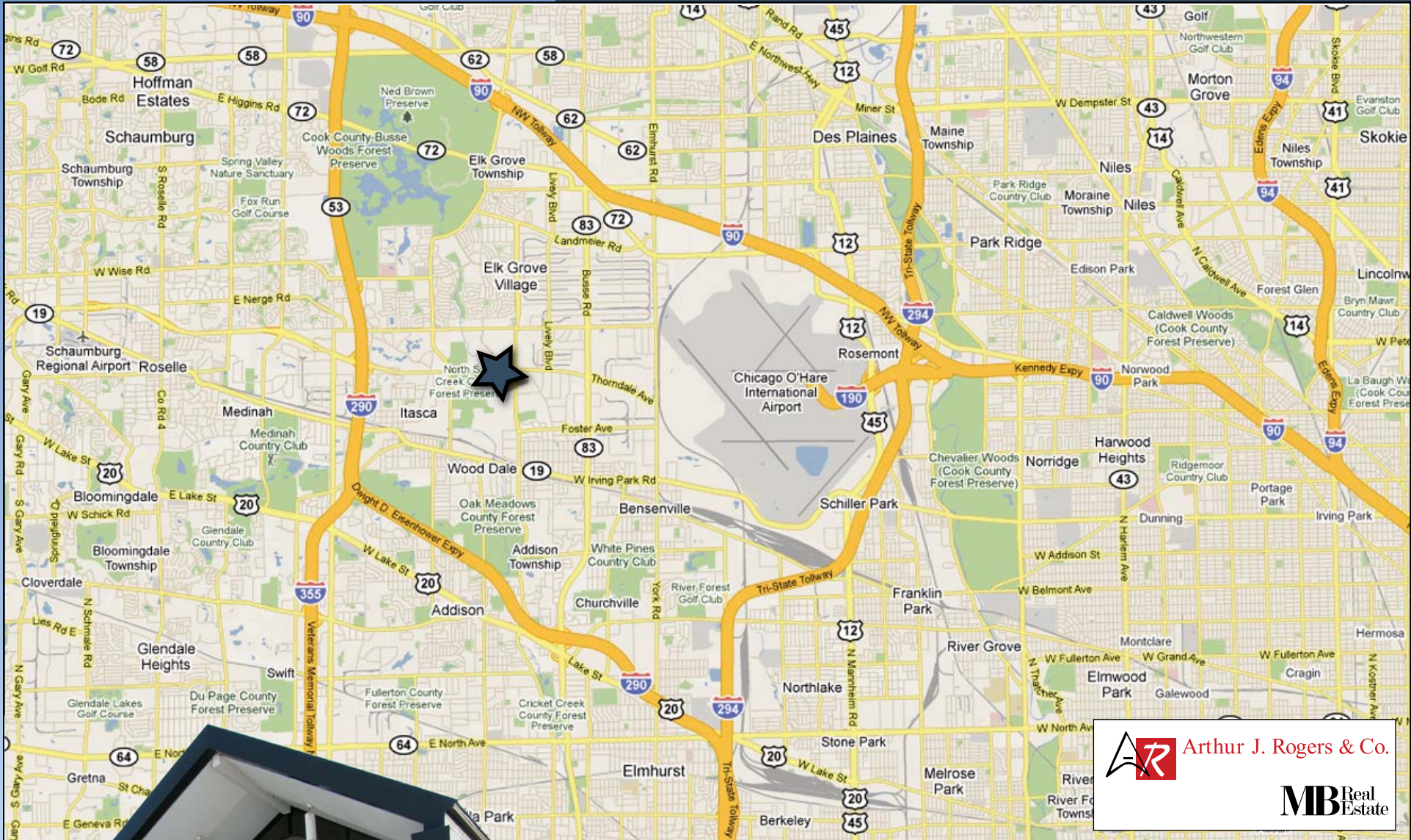



# 220 GERRY DRIVE | WOOD DALE, IL


**JANE ROBINS**, Arthur J. Rogers & Co.  
p: (847) 627-4226  
e: [JRobins@arthurjrogers.com](mailto:JRobins@arthurjrogers.com)

**JAY BEADLE**, MB Real Estate  
p: (312) 558-3862  
e: [JBeadle@mbres.com](mailto:JBeadle@mbres.com)

**DAVID KIMBALL**, MB Real Estate  
p: (312) 558-3858  
e: [DKimball@mbres.com](mailto:DKimball@mbres.com)

Arthur J. Rogers & Co.



MB Real Estate



# 220 GERRY DRIVE | WOOD DALE, IL

**JANE ROBINS**, Arthur J. Rogers & Co.  
 p: (847) 627-4226  
 e: [JRobins@arthurjrogers.com](mailto:JRobins@arthurjrogers.com)

**JAY BEADLE**, MB Real Estate  
 p: (312) 558-3862  
 e: [JBeadle@mbres.com](mailto:JBeadle@mbres.com)

**DAVID KIMBALL**, MB Real Estate  
 p: (312) 558-3858  
 e: [DKimball@mbres.com](mailto:DKimball@mbres.com)