

50 S. FAIRBANK STREET ADDISON, IL

SPEC DEVELOPMENT

ONE UNIT REMAINING!



DRONE VIDEO TOUR



A Development Of:

THE MISSNER GROUP

REALTERM

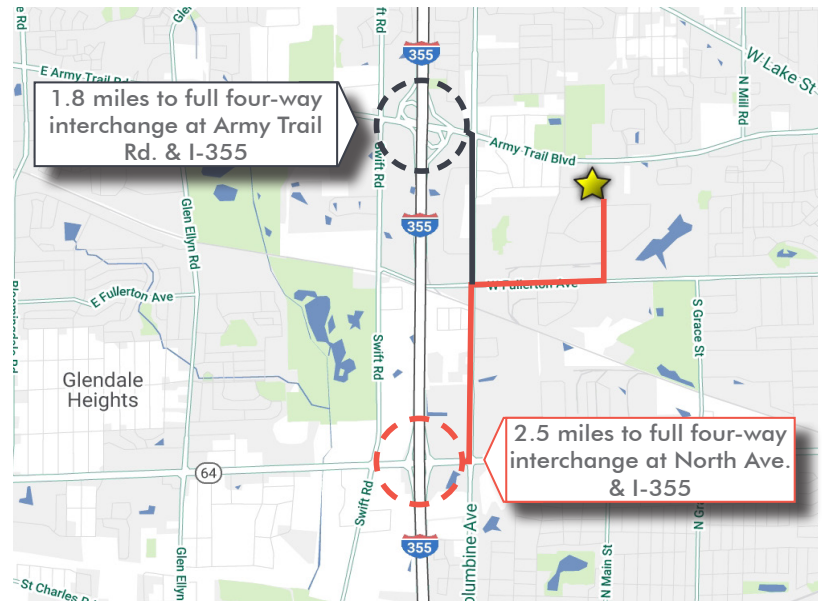
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PROJECT SUMMARY

50 S. Fairbank is a speculative development situated on ±5.71 AC acres that will comprise of a state-of-the-art ±80,464 SF industrial distribution center in the heart of the West Suburbs submarket. The remaining space in the development offers 30,045 SF, 2,185 SF of speculative office, 4 exterior docks, 1 drive-in door, and a 32' clear ceiling height.

This project will fill a void in the market in an infill location on a site that hasn't been available to the market in nearly 50 years, satisfying the strong appetite for new, high-image space in the Addison area.

Future occupants of this development will benefit from the low DuPage County taxes and quick access to I-355, I-290 and Route 83 via North Avenue or Army Trail Road.



HIGHLIGHTS

• Strategic Location

- Located in DuPage County.
- Quick access to major thoroughfares:
 - 1.8 miles to full four-way interchange at Army Trail Rd. and I-355.
 - 2.5 miles to full four-way interchange at North Ave and I-355.
- Prime central U.S. location with nearly one half of the country's population in reach within a one-day timeframe by truck.

• Business-Friendly Community

The Village of Addison encourages business development through a variety of economic incentives that are molded to the needs of each business. The Village has also implemented a business retention program.

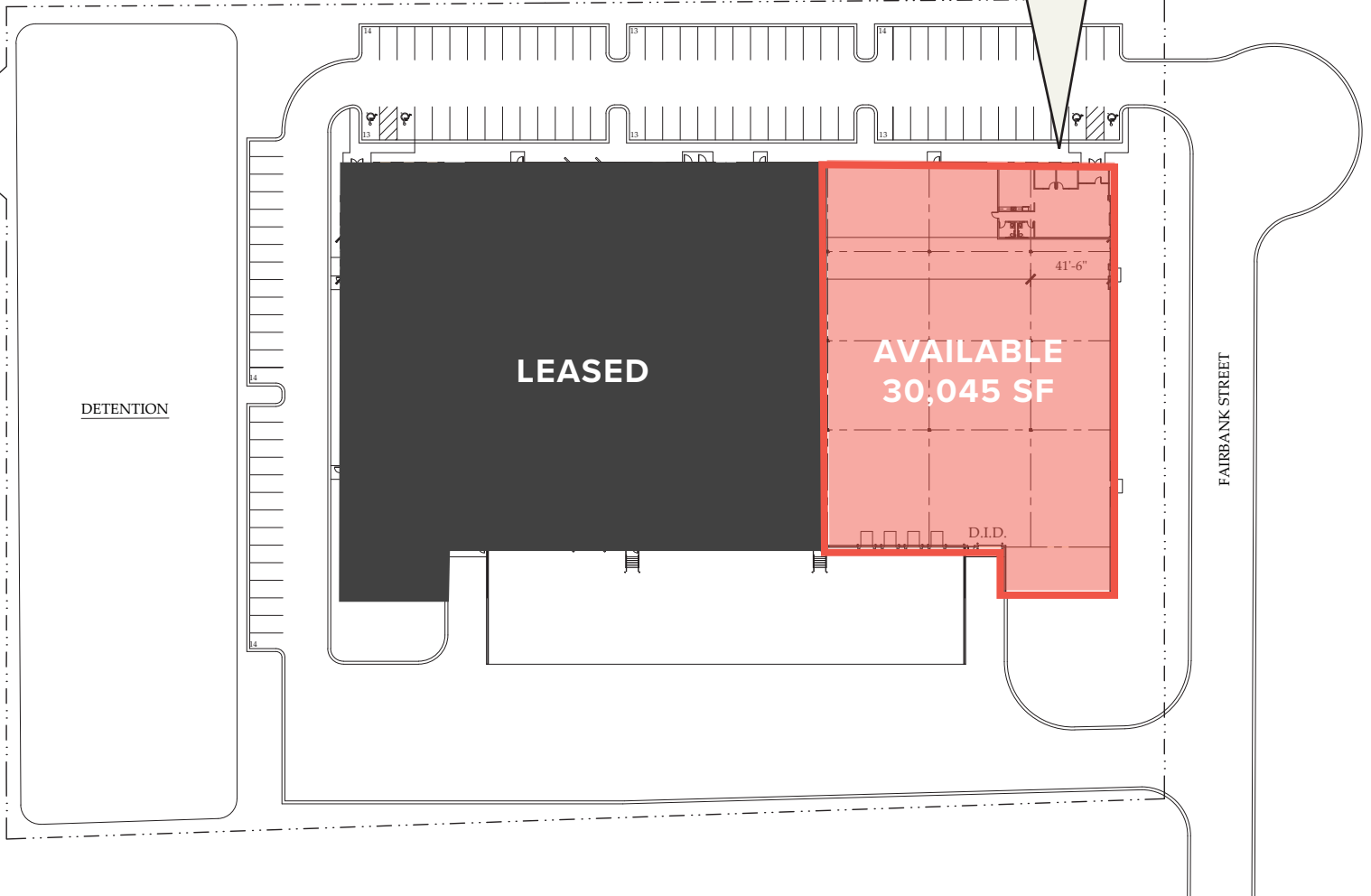
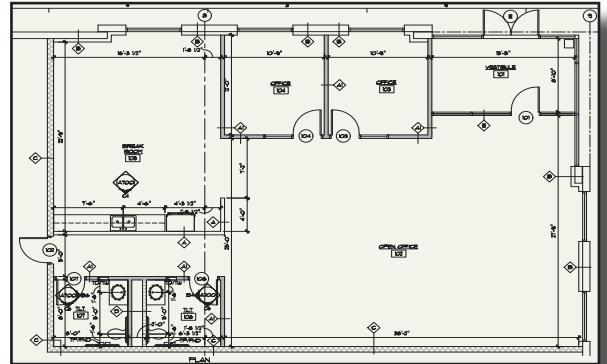
• Highly Educated, Skilled Workforce

DuPage County is home to 21 colleges and universities servicing higher education on a national level. Well-renowned campuses include DeVry University, Northwestern, Illinois Institute of Technology, Wheaton College, Robert Morris University, DePaul University, and Northern Illinois University.

PROPERTY SPECIFICATIONS

Building Size:	80,464 SF
Available Size:	30,045 SF
Office Size:	2,185 SF
Loading:	4 exterior docks (expandable to 5) 1 drive-in door (12' x 14')
Ceiling Height:	32' clear
Car Parking:	40 spaces
Date Available:	30 days
Asking Lease Rate:	Subject to offer

2,185 SF SPEC OFFICE





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