

For Sublease

3710 River Road, Unit 300
Franklin Park, IL

AVAILABLE:
30,121 SF

AVAILABLE: **30,121 SF**

OFFICE: **2,609 SF**

CONSTRUCTION: **TILT-UP CONCRETE**

PARKING: **EMPLOYEE PARKING**

YEAR BUILT: **2007**

CEILING HEIGHT: **30' CLEARANCE**

LOADING: **(12) EXTERIOR LOADING
DOCKS WITH LEVELLERS**

SPRINKLERED: **YES**

SUBLEASE RATE: **SUBJECT TO OFFER**

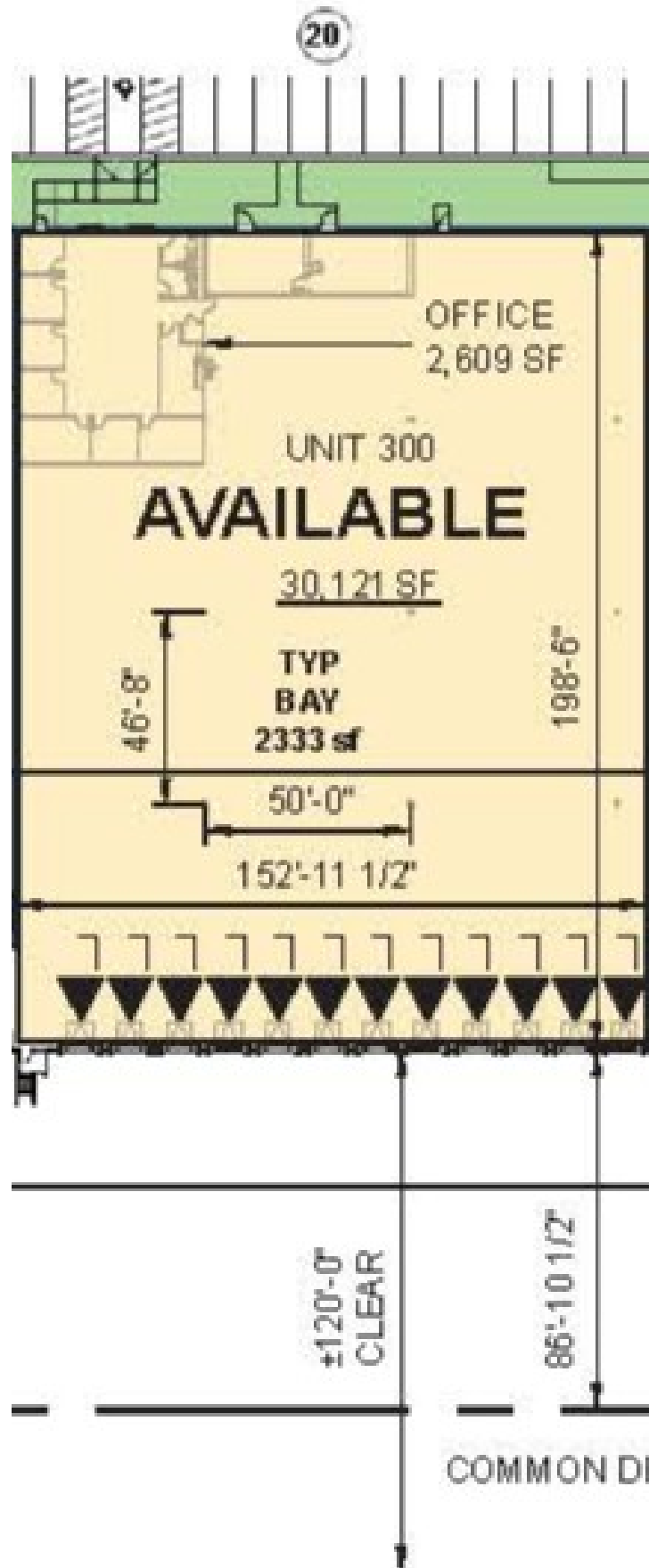
- Wayzim Technology Model: IDC-04-0 Cross-Belt Sorting System
- Built & Installed October 2022
- Can Sort More Than 7,000 Packages/Hour
- 73.2m (~240') Loop Circumference at 1.5m/s (~5 Feet/Second)
- 122 Package Carriers
- 128 Package Chutes



Presented By:

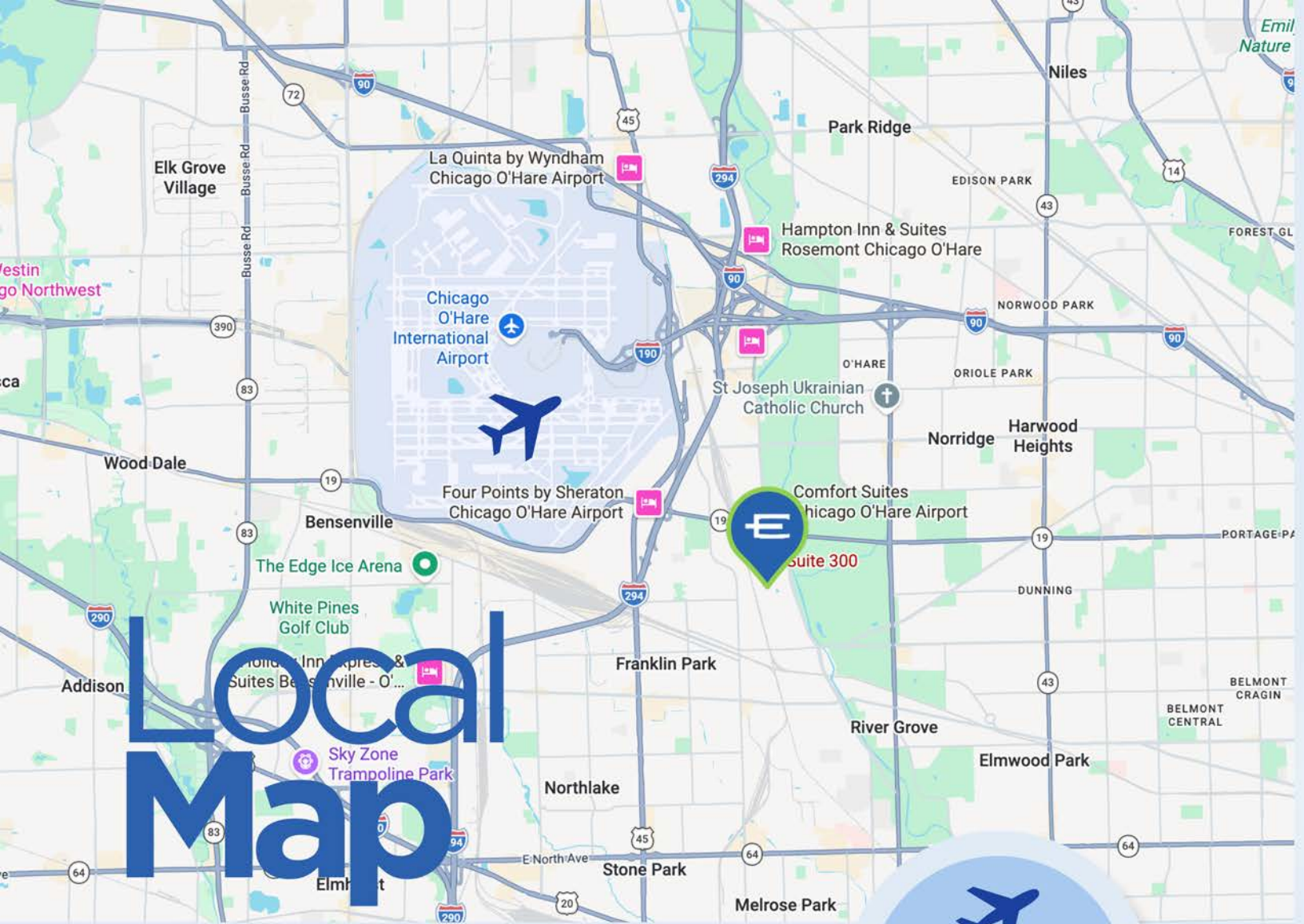
➤ **Ian Pattison**
847-650-3124
ipattison@entreccommercial.com

Floor Plan



Property Photos





Local Map

3710 River Road, Unit 300
Franklin Park, IL



3.5 Miles
from South
Cargo
Entrance of
O'Hare



Quick Access
to I-294, I-290,
I-190, & I-90



**Skilled
Labor
Force**



Location



Cook County

Situated at the core of the Chicago metropolitan area, Cook County offers unmatched access to global markets, world-class transportation networks, and a deep, diverse talent pool. With a robust economic base, thriving urban centers, established industrial districts, and strong infrastructure, the region supports innovation, expansion, and long-term business success.



Diverse Industry Mix

A broad economic base spans finance, technology, healthcare, logistics, manufacturing, and creative industries—driving stability and opportunity.



Educated Workforce

A deep talent pipeline supported by leading universities and specialized training programs equips employers with highly skilled professionals.



Extensive Transportation

Global connectivity is powered by major interstates, extensive public transit, freight networks, and two international airports.



Varied Housing Options

From vibrant city neighborhoods to quiet suburban areas, the region offers housing to fit different lifestyles, needs, and budgets.



Excellent Quality of Life

Rich cultural attractions, renowned dining, expansive parks, and top-tier entertainment create a dynamic, livable environment.



Reliable Utilities

Established infrastructure and strong service providers deliver consistent, dependable utilities that support growth and development.



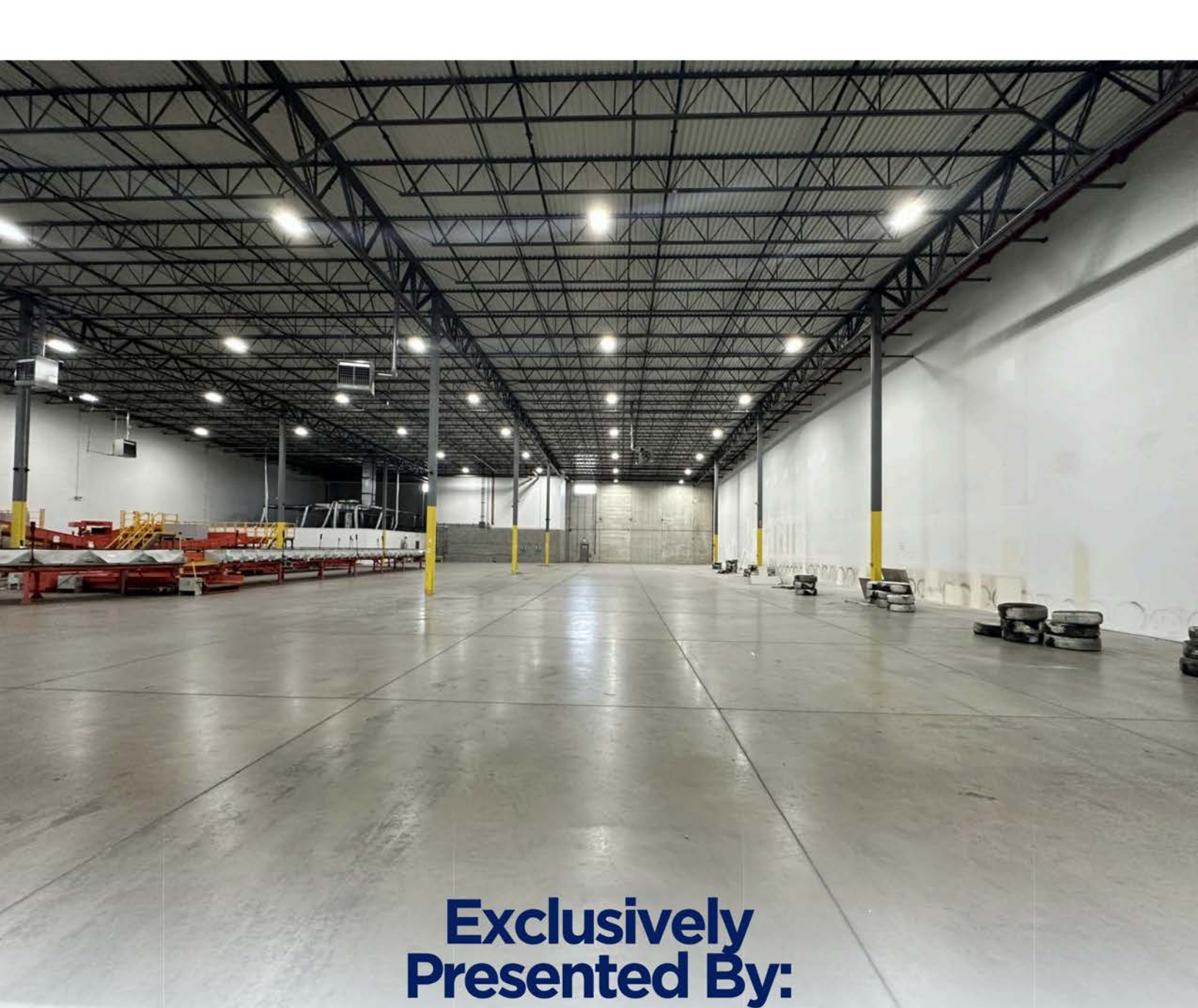
Medical and Healthcare Facilities

Home to nationally recognized hospitals, research centers, and specialty clinics, the region offers comprehensive, advanced healthcare.



Business Friendly Communities

Local governments promote investment through development resources, strategic incentives, and supportive economic partnerships.



**Exclusively
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ENTRE
Commercial Realty LLC

Ian Pattison
847-650-3124
ipattison@entrecommercial.com

entrecommercial.com
3550 Salt Creek Lane, Suite 104
Arlington Heights, IL 60005