

±6,170 SF
**INDUSTRIAL
SPACE
FOR LEASE**

Hard-to-find
Smaller Unit in
DuPage County

Great
Drive-in Door
Access

Outside
Storage
Potential


TRANSWESTERN
REAL ESTATE
SERVICES

1550 W. FULLERTON AVENUE

Unit I, Addison, IL 60101
[Property Website](#)

PROFESSIONALLY
OWNED
AND MANAGED BY

 **CLEAR HEIGHT**
PROPERTIES

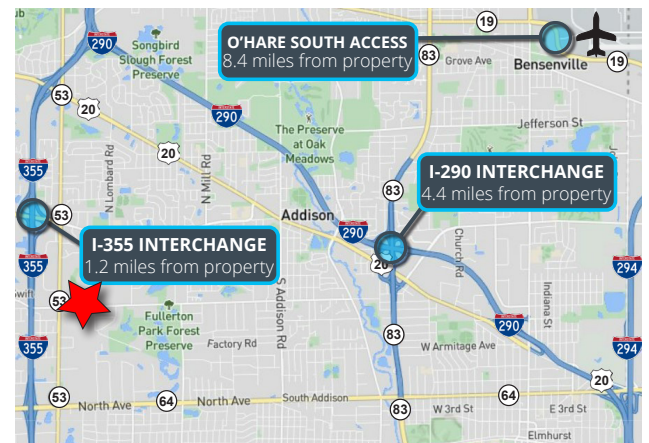


SPECIFICATIONS

- Building Size: ±49,864 SF
- Land Area: ±3.6 AC
- Available Size: ±6,170 SF
- Office Size: ±1,000 SF
- Ceiling Height: 16'
- Loading: 1 Dock / 2 DID
- Power: 400A 240V 3PH
- Year Built: 1967 (Addition in 1975)
- Zoning: M-2
- Construction: Masonry
- Heating: Gas
- Sprinklers: Yes
- **Lease Rate: Subject to Offer**

HIGHLIGHTS

- Hard-to-find smaller unit in DuPage County
- Great drive-in door access
- Outside storage potential
- Abundant parking
- Open layout
- Great highway accessibility
- Street frontage on Fullerton Avenue
- Low DuPage County taxes
- Professionally owned and managed



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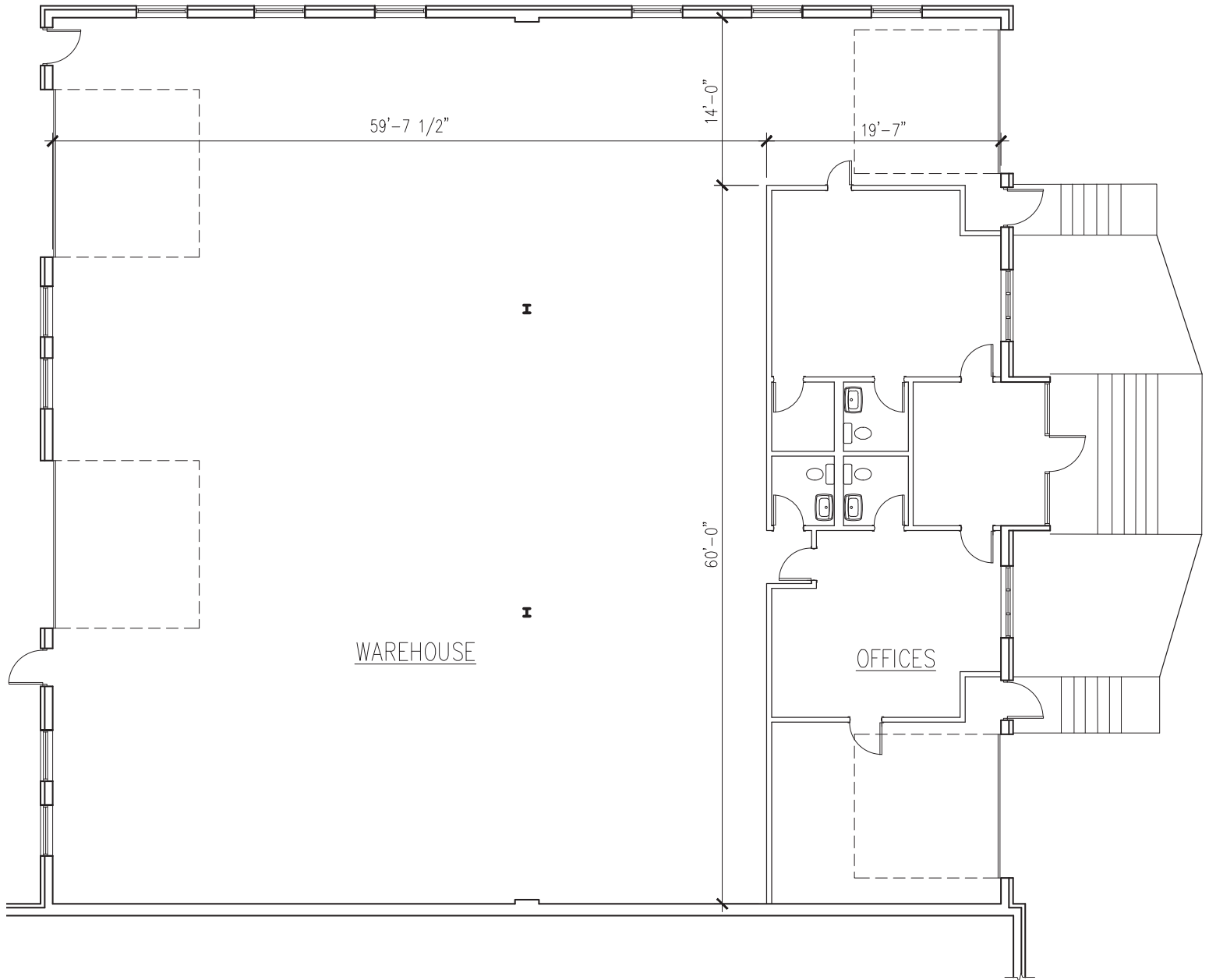
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SPACE PLAN



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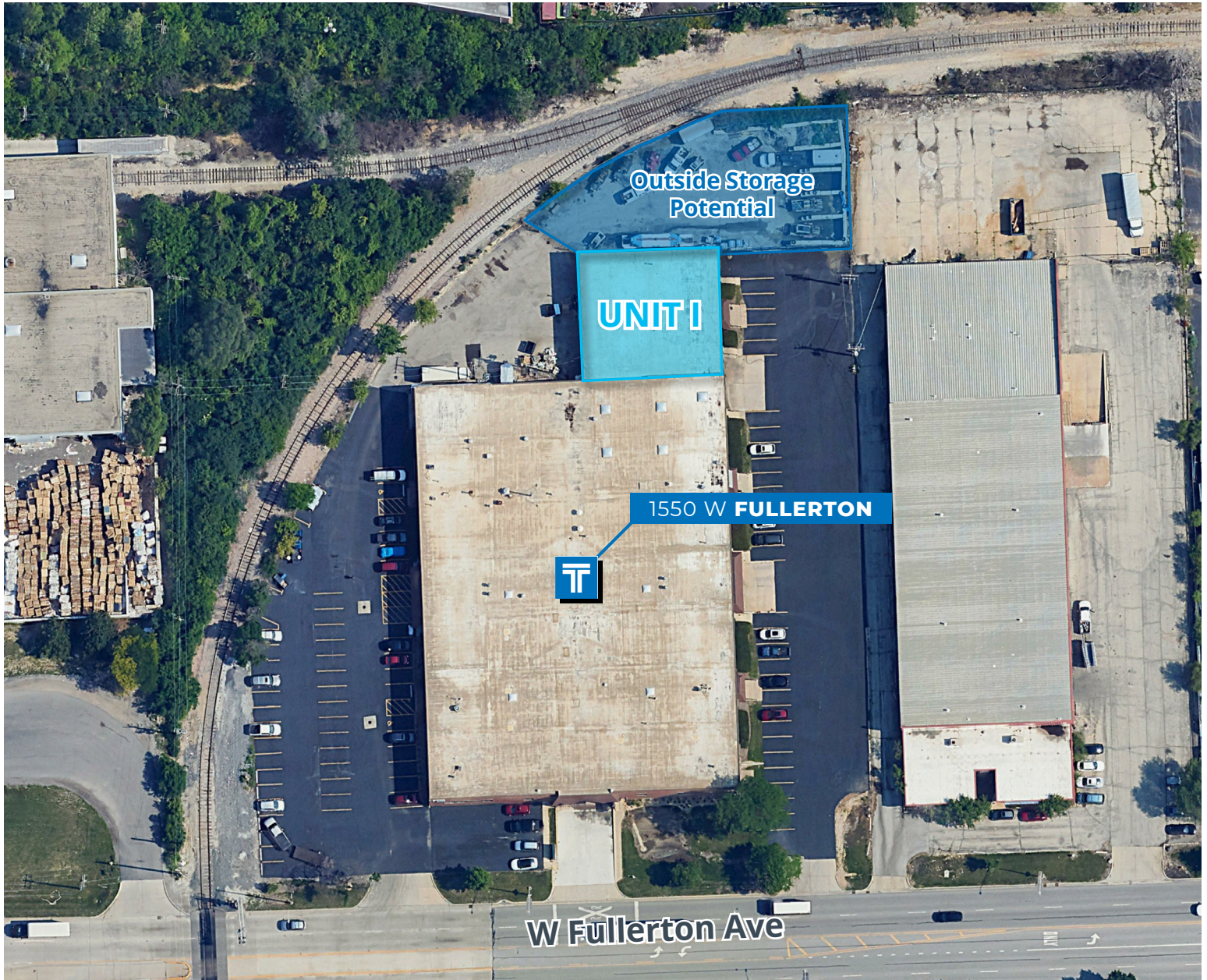
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AERIAL MAP



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