

**INDUSTRIAL
SPACE
FOR LEASE**

**±9,464 -
±16,176 SF**

Excellent
proximity
to O'Hare
Airport

Professionally
owned and
managed by:

**WESTMOUNT
REALTY CAPITAL, LLC**

TRANSWESTERN
REAL ESTATE
SERVICES

908-938 N. CENTRAL AVENUE

Wood Dale, IL 60191

[Property Website](#)



Specifications

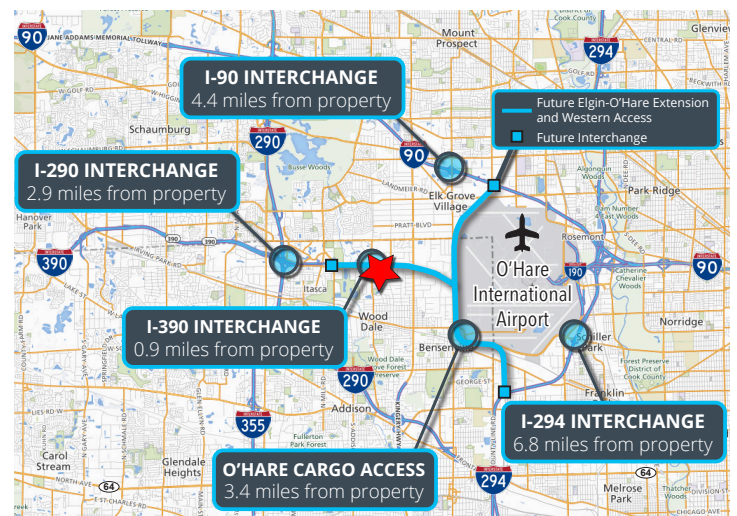
- Building Size: ±43,958 SF
- Land Area: ±2.43 AC
- **Unit 908 Size: ±16,176 SF**
Office Size: ±1,279 SF
Loading: 1 Int Dock / 1 DID
- **Unit 928 Size: ±9,464 SF**
Office Size: ±914 SF
Loading: 1 Int Dock / 1 DID
- Ceiling Height: 15'
- Power: 400 Amps
- Parking: ±10 Cars Per Unit
- Year Built: 1982
- Sprinklers: Wet
- Construction: Masonry
- Zoning: I-1 (Light Industrial)

Highlights

- Direct access to I-390 (Elgin-O'Hare Tollway)
- Well-maintained facility
- New paint and carpet in office
- New LED lighting in warehouse
- Low DuPage County taxes

Pricing

- CAM: \$1.59 PSF (2023 Est.)
- INS: \$0.14 PSF (2023 Est.)
- RET: \$2.01 PSF (2023 Est.)
- **Lease Rate: Subject to Offer**



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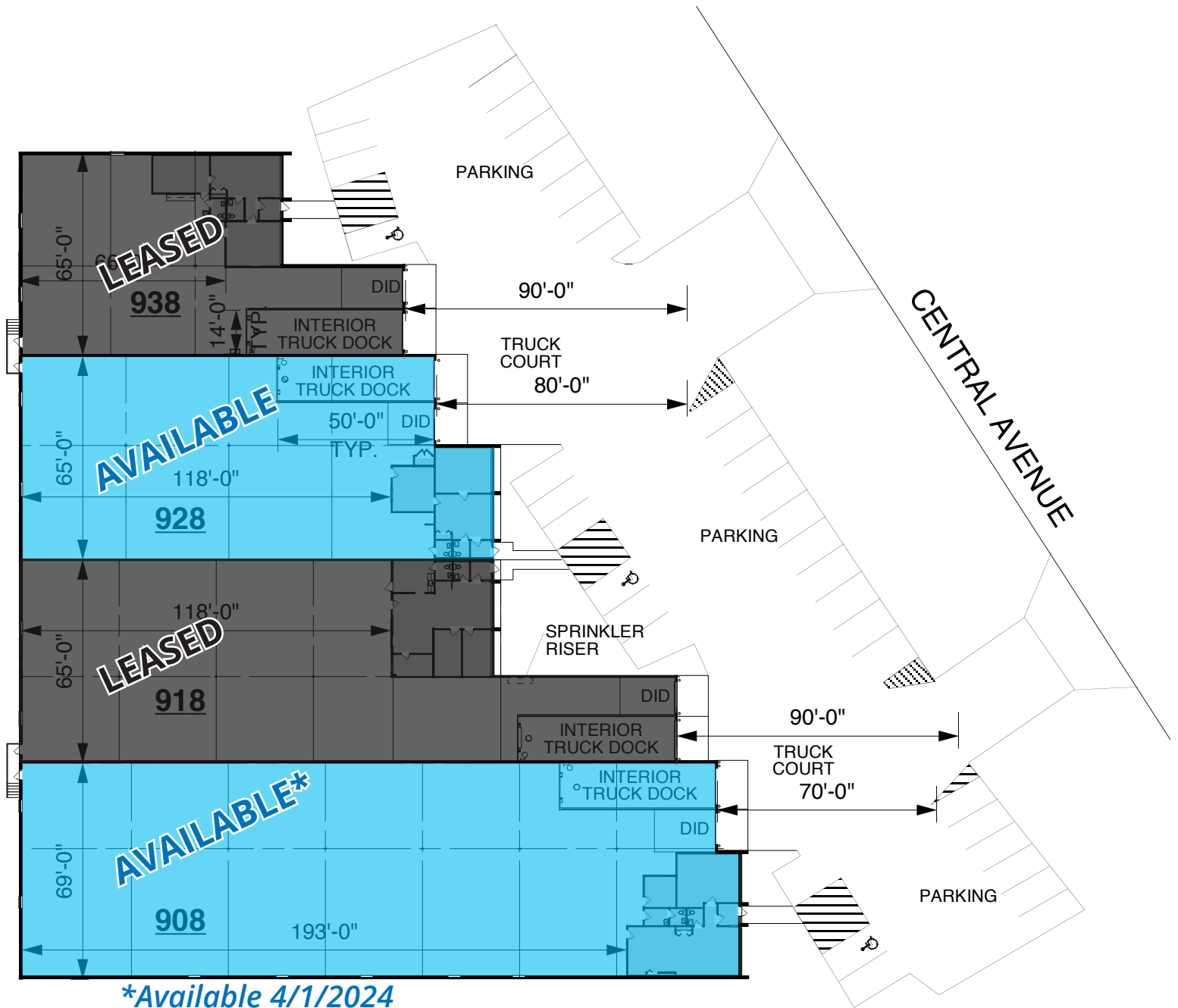
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BUILDING LAYOUT



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