

±20,000 SF
INDUSTRIAL
BUILDING
FOR LEASE

Tenant
Incentive
Available!

\$5.00 PSF Gross
for the First
Six Months*

Make-ready
Improvements
Underway

**REDUCED
RENTAL
RATE!**


TRANSWESTERN
REAL ESTATE
SERVICES

520 W. INTERSTATE ROAD

Addison, IL 60101
[Property Website](#)



TENANT INCENTIVE: \$5.00 PSF Gross for the First Six Months*

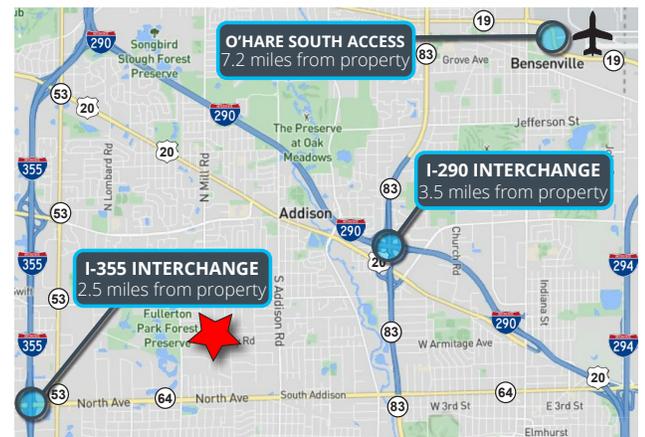
**Incentive applies to a 3+ year lease signed by June 1, 2024*

Specifications

- Building Size: ±20,000 SF
- Land Area: ±1.23 AC
- Office Size: ±3,500 SF
- Ceiling Height: 12'
- Loading: 2 Ext Docks / 2 DID
- Parking: ±30 Cars
- Sprinklers: Wet
- Year Built: 1958
- Construction: Masonry
- CAM: \$1.15 PSF (2022)
- INS: \$0.55 PSF (2022)
- RET: \$1.39 PSF (2022)
- **Lease Rate: \$8.50 PSF Net**
\$7.50 PSF Net

Highlights

- Under new ownership
- Office and warehouse improvements underway
- Heavy power great for manufacturing
- Fenced-in yard / outdoor storage potential
- Corner facility with great loading access
- Zoned M-2 (General Mfg.)
- Low DuPage County taxes
- Direct access to I-355 and other major expressways



Ross Lehrman
Vice President
847.588.5671
ross.lehrman@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

±20,000 SF
INDUSTRIAL
BUILDING
FOR LEASE

Tenant
Incentive
Available!

\$5.00 PSF Gross
for the First
Six Months*

Make-ready
Improvements
Underway

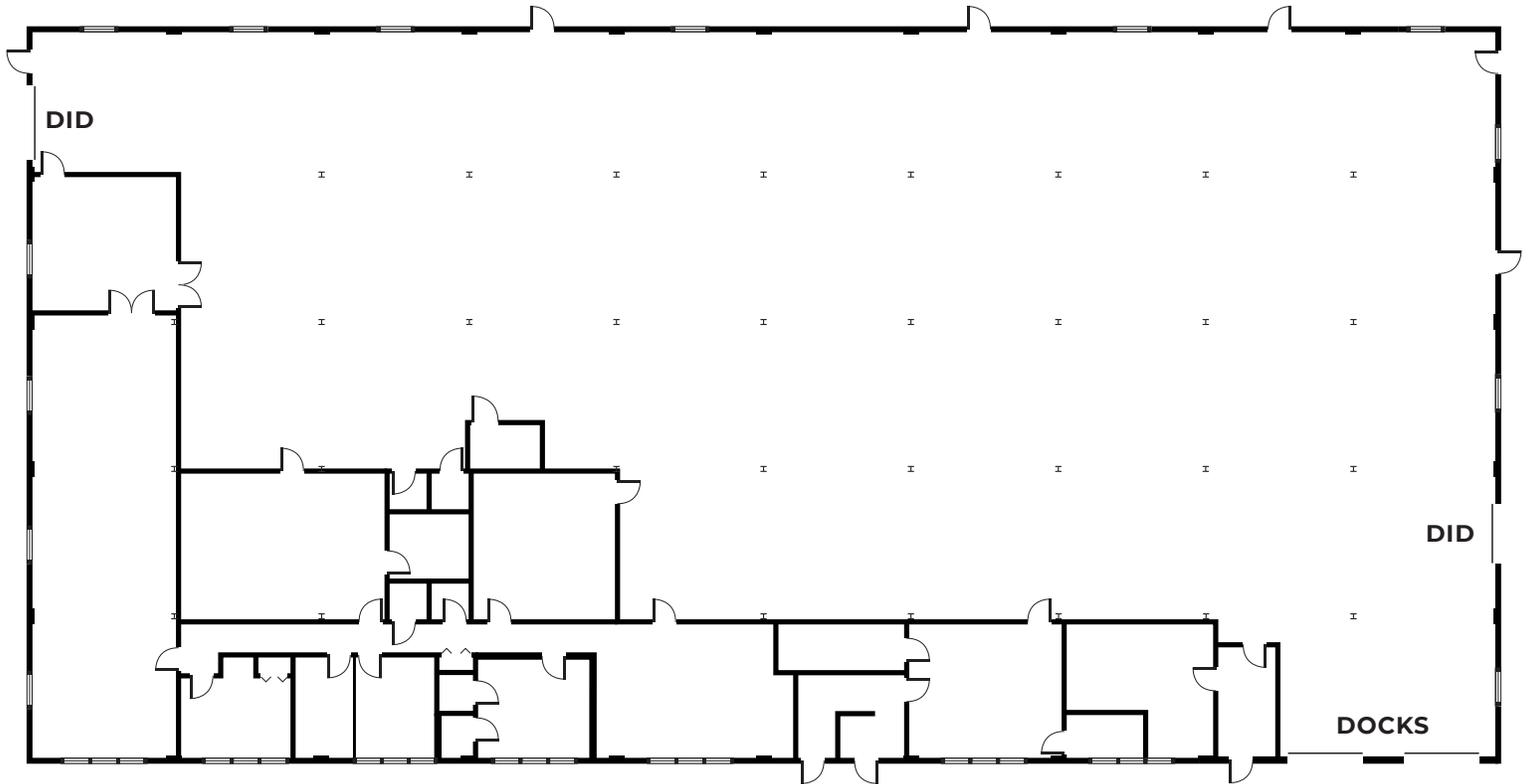
**REDUCED
RENTAL
RATE!**


TRANSWESTERN
REAL ESTATE
SERVICES

520 W. INTERSTATE ROAD

Addison, IL 60101
[Property Website](#)

FLOOR PLAN



Ross Lehrman
Vice President
847.588.5671
ross.lehrman@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

±20,000 SF
INDUSTRIAL
BUILDING
FOR LEASE

Tenant
Incentive
Available!

\$5.00 PSF Gross
for the First
Six Months*

Make-ready
Improvements
Underway

**REDUCED
RENTAL
RATE!**



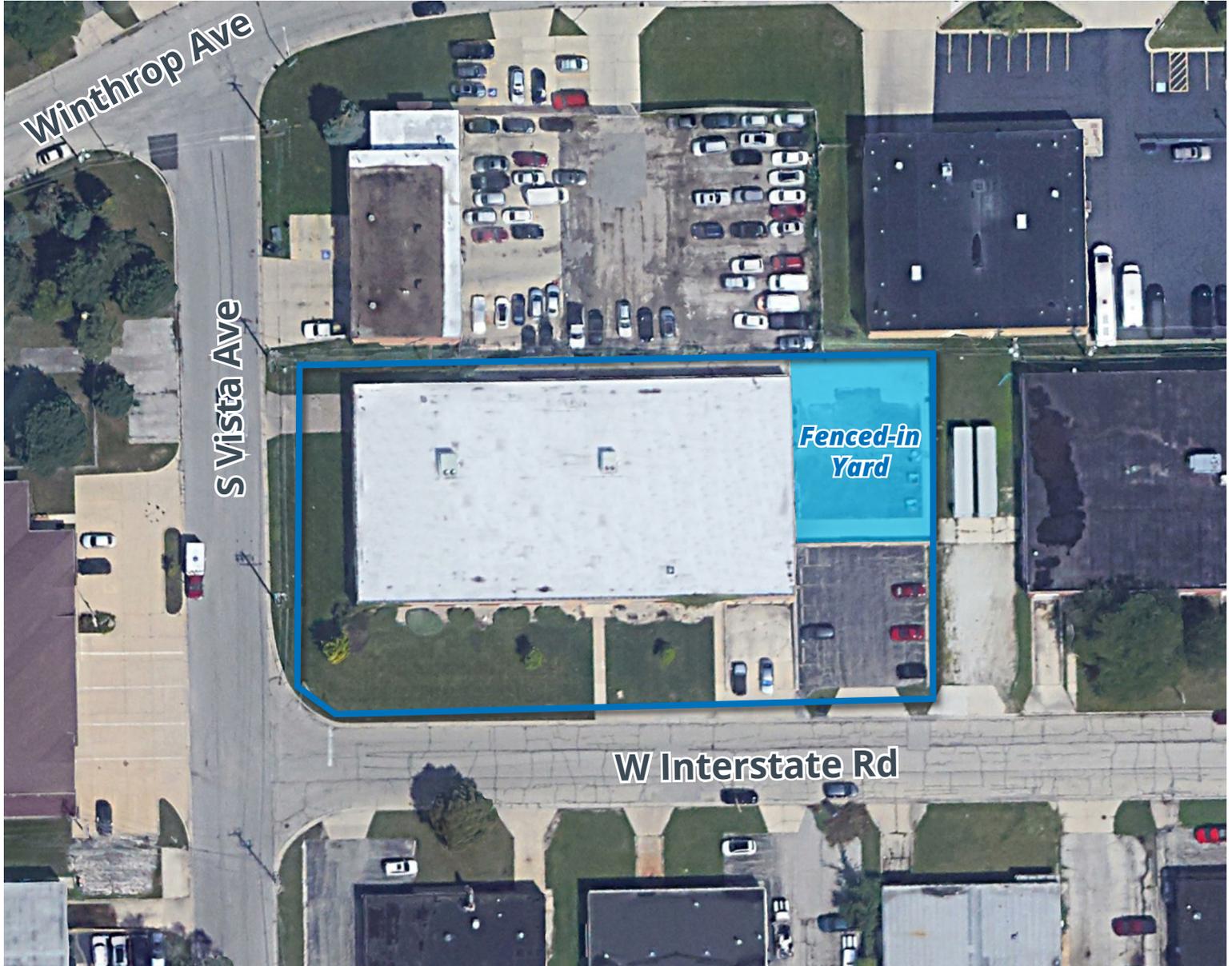
TRANSWESTERN

REAL ESTATE
SERVICES

520 W. INTERSTATE ROAD

Addison, IL 60101
[Property Website](#)

PROPERTY AERIAL



Ross Lehrman
Vice President
847.588.5671
ross.lehrman@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.