Transwestern

1430 W. Bernard Drive

±10,500 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE

Addison, IL 60101
Property Website

Available 8/1/2027 (Potentially Sooner) | Hard-to-find Standalone Facility | LED Lighting | Excellent Access to I-355 & Rt 53



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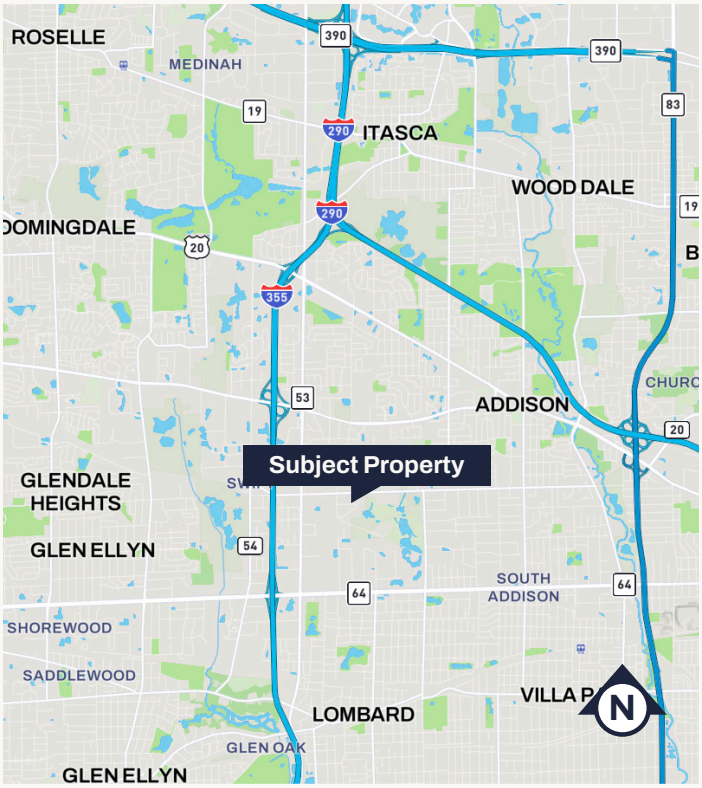
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Property Highlights

- ±10,500 SF industrial building for lease
- Available August 1, 2027 (potentially sooner)
- Hard-to-find standalone facility
- LED lighting
- Ventilation fans in warehouse
- Four restrooms (2 office, 2 warehouse)
- Excellent access to I-355 and Route 53
- Low DuPage County real estate taxes

BUILDING SIZE	±10,500 SF
LAND AREA	±0.51 AC
OFFICE SIZE	±15%
CEILING HEIGHT	14' Clear
LOADING DOCKS	1 Depressed w/ Leveler
DRIVE-IN DOORS	1 Drive-in Door (12' x 12')
POWER	200A 120/208/240V 3P
PARKING	12 Cars (2 Front/10 Rear)
ZONING	M2 (General Mfg.)
CONSTRUCTION	Masonry
YEAR BUILT	1988
HEATING	Gas
SPRINKLERS	Wet
RE TAXES	$2.47 PSF (2025)
LEASE RATE	Subject to Offer



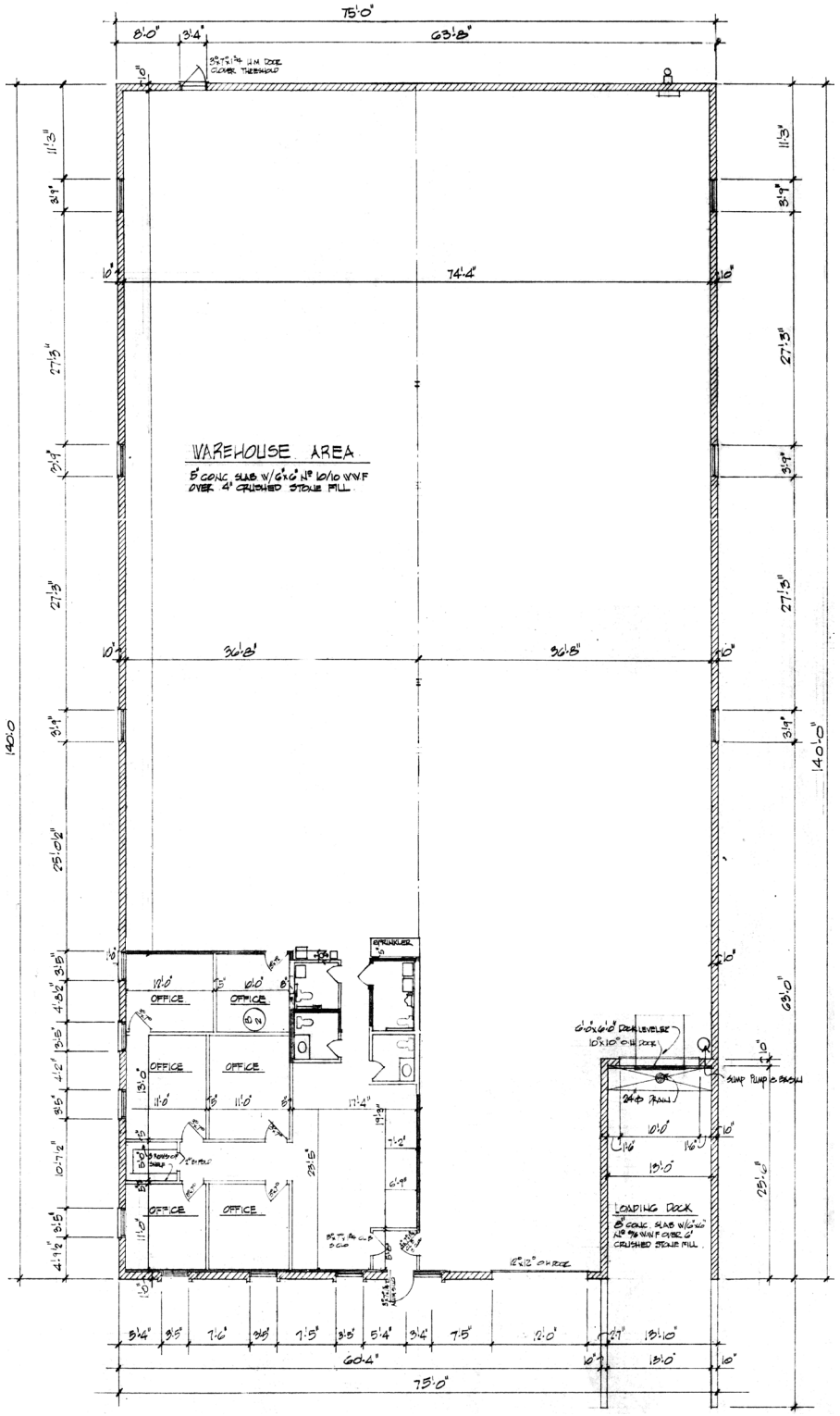
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FLOOR PLAN - 1430 W BERNARD DR, ADDISON

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