

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

**±10,750 SF
(DIVISIBLE)**

Hard-to-find
Freestanding
Facility

Close Proximity
to I-355 and
North Avenue

TRANSWESTERN
REAL ESTATE
SERVICES

294-296 CARLTON DRIVE

Carol Stream, IL 60188

[Property Website](#)

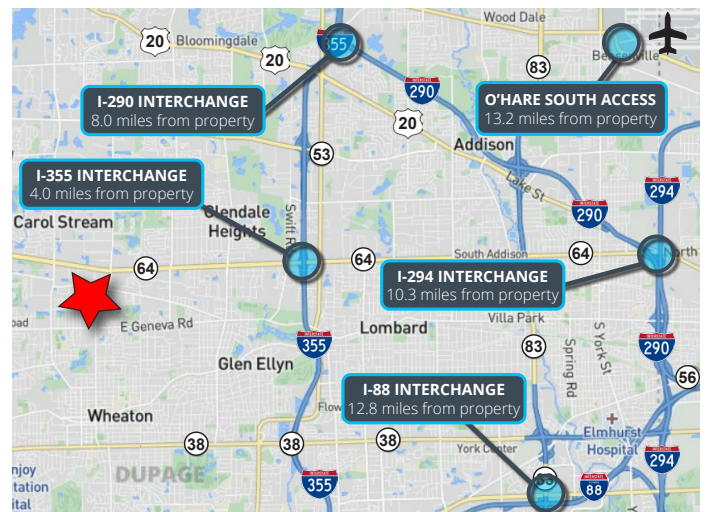


SPECIFICATIONS

- Building Size: ±10,750 SF (Divisible)
- Land Area: ±0.6226 AC
- Office Size: ±1,750 SF (Divisible)
- Ceiling Height: 14'6"
- Loading: 2 Docks / 2 DID
- Power: 400 Amps
- Parking: ±21 Cars
- Sprinklers: Wet
- Heating: Gas
- Year Built: 1979
- Construction: Masonry
- Zoning: I (Industrial District)
- Possession: Negotiable
- RE Taxes: \$1.57 PSF (2023)
- **Sale Price: Subject to Offer**
- **Lease Rate: Subject to Offer**

HIGHLIGHTS

- Hard-to-find, freestanding, divisible facility
- Half of building is fully air-conditioned
- Potential for outside storage (permit must be approved by Village)
- Low DuPage County taxes
- Close proximity to I-355 via North Avenue
- Excellent access to other major expressways
- Great local labor force



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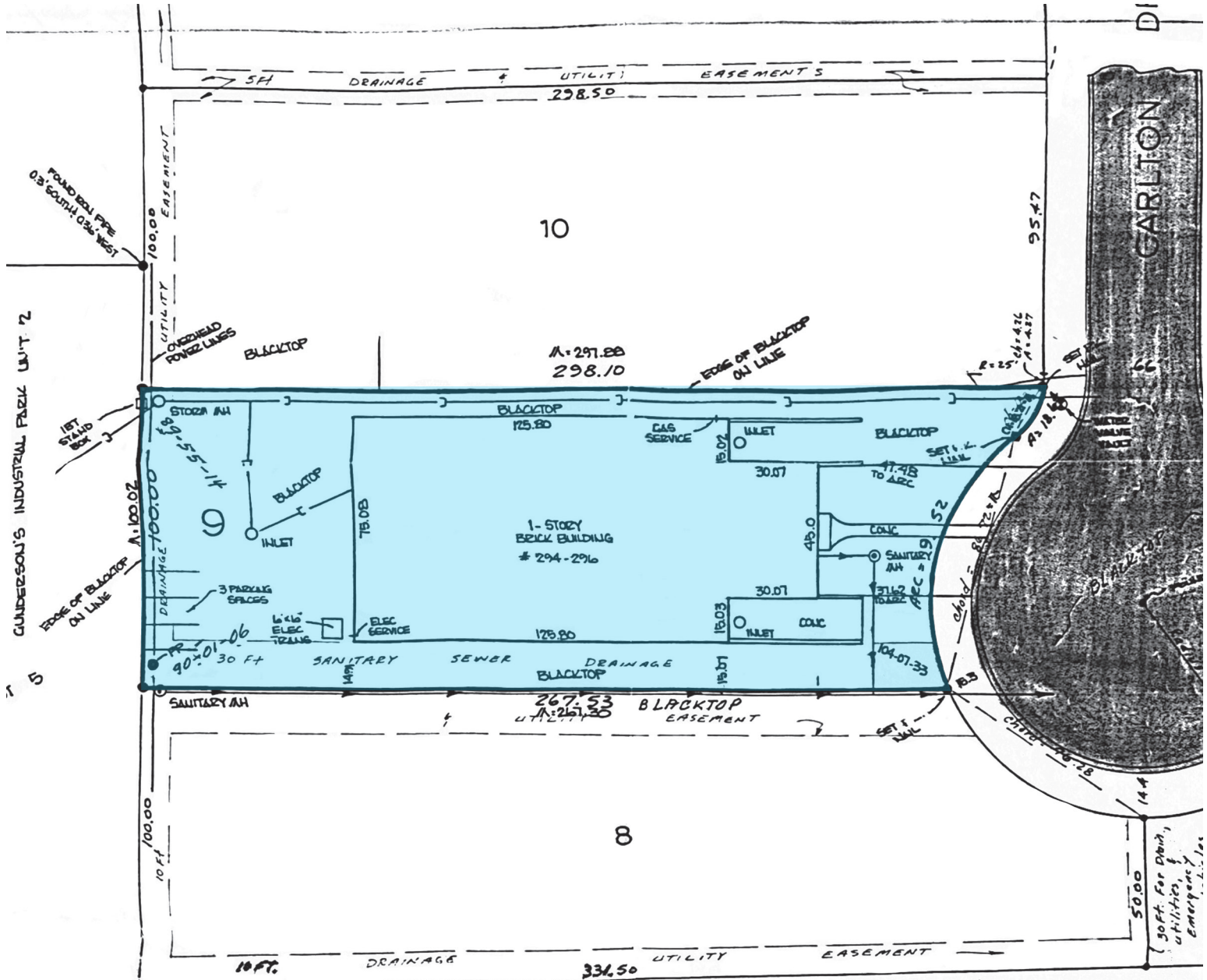
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PLAT OF SURVEY



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PROPERTY PHOTOS



Unit 294 Warehouse



Unit 296 Warehouse



Unit 294 Office



Unit 296 Office

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