

**INDUSTRIAL
BUILDING
FOR LEASE**

±40,034 SF

Large Paved
Site for
Storage/Parking

Professionally
Owned and
Managed by:



TRANSWESTERN
REAL ESTATE
SERVICES

1567 FRONTENAC ROAD

Naperville, IL 60563

[Property Website](#)

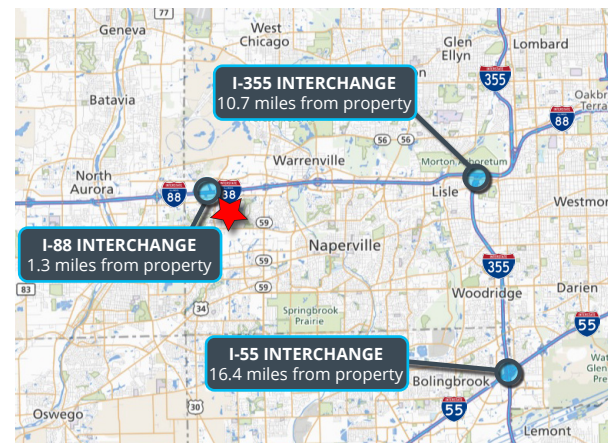


SPECIFICATIONS

- Building Size: ±40,034 SF
- Land Area: ±2.31 AC
- Office Size: ±4,493 SF
- Ceiling Height: ±18'
- Loading: 4 Int Docks / 2 DID
- Power: 800A 480V 3P
- Heating: Gas
- Sprinklers: Wet
- Year Built: 1980
- Construction: Masonry
- Zoning: I (Industrial District)
- RE Taxes: \$1.11 PSF (2025 Est.)
- **Lease Rate: Subject to Offer**

HIGHLIGHTS

- Drive-thru capability
- Heavy parking
- Seconds off of I-88, Eola Rd and Rt 59
- Large paved site for outside storage and expanded parking
- Low DuPage County real estate taxes
- ***Can be leased with 1555 Frontenac next door for a combined total of ±68,641 SF***



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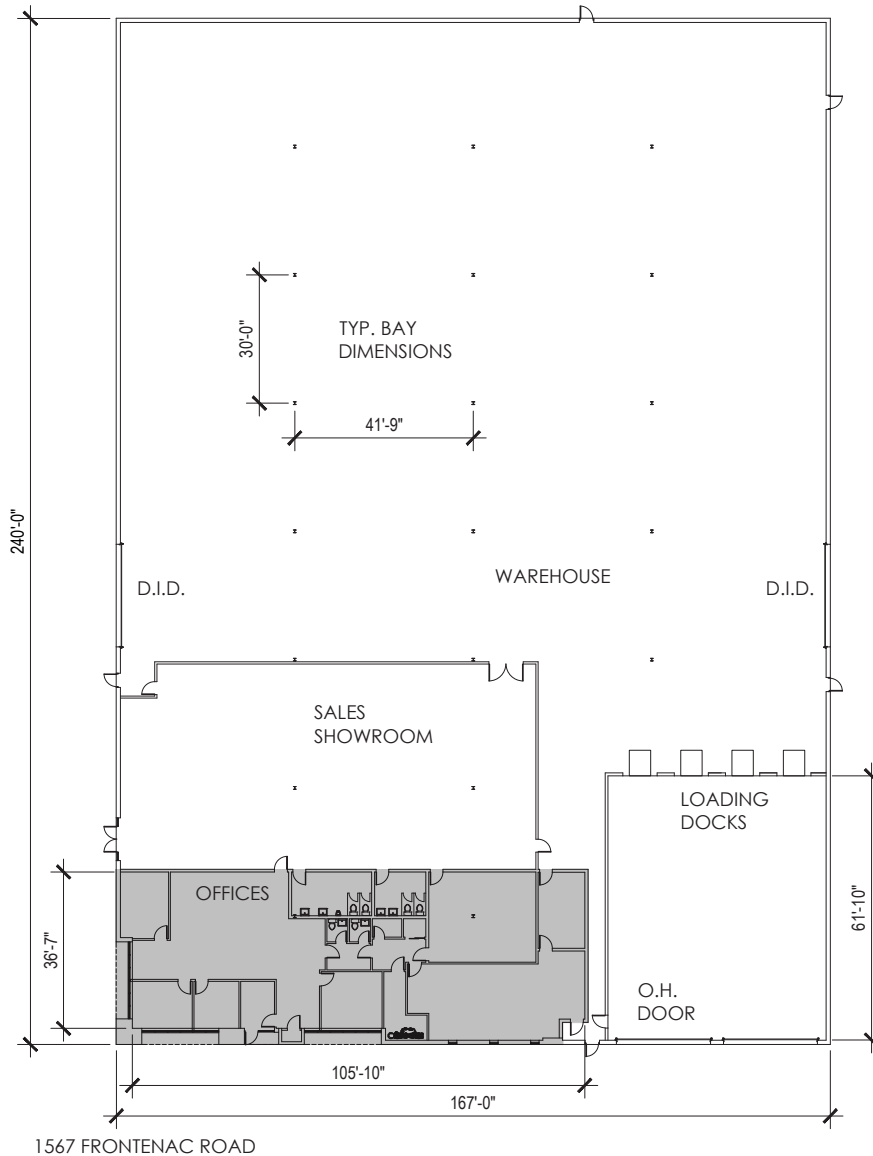
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FLOOR PLAN



2 MAIN FLOOR PLAN
1/32" = 1'-0"

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PROPERTY PHOTOS



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