

**±10,400 SF
INDUSTRIAL
BUILDING
FOR LEASE**

Well-maintained
Facility

±17' High
Ceilings

Immediate
Access to
I-355



TRANSWESTERN

REAL ESTATE
SERVICES

824 KAY AVENUE

Addison, IL 60101

[Property Website](#)

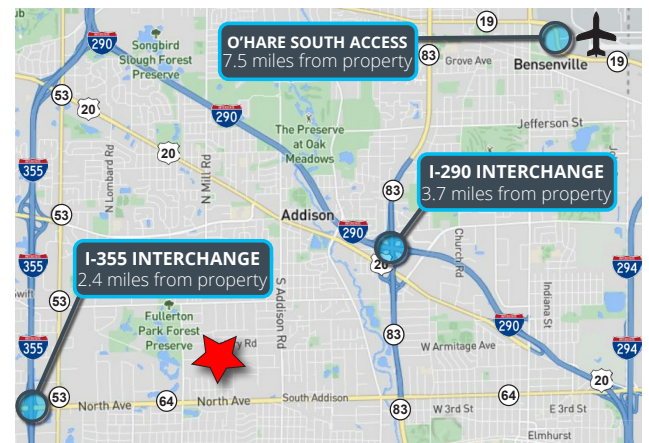


SPECIFICATIONS

- Building Size: ±10,400 SF
- Land Area: ±0.48 AC
- Office Size: ±1,300 SF
- Ceiling Height: ±17'
- Loading: 1 Ext Dock / 2 DID
- Power: 400A 480V
- Parking: ±14 Cars
- Sprinklers: Yes
- Heating: Gas Forced
- Year Built: 1968
- Construction: Masonry
- RE Taxes: \$2.24 PSF (2024)
- **Lease Rate: \$12.75 PSF MG**

HIGHLIGHTS

- Rare standalone building in this size range
- ±17' high ceilings
- Well-maintained facility
- Zoned M2 (General Manufacturing)
- DuPage County taxes
- Immediate access to I-355 and close proximity to other major expressways
- Great access to local labor



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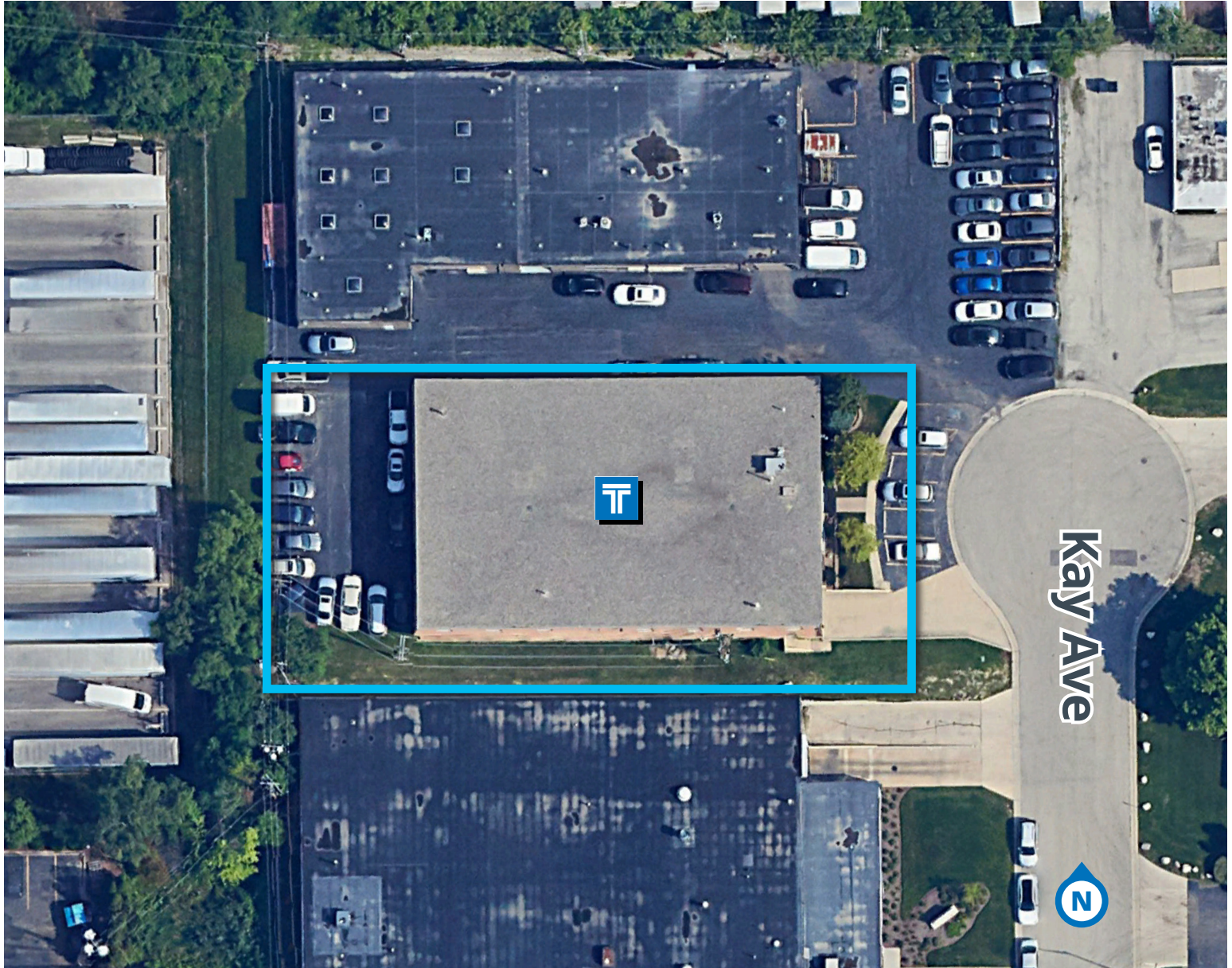
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PROPERTY AERIAL



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