

±26,522 SF  
**INDUSTRIAL  
SPACE  
FOR LEASE**

Direct Access  
to I-355 via  
North Ave

Close Proximity  
to Major  
Expressways

Professionally  
Owned and  
Managed by:



  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 869 S. ROUTE 53

Suite A, Addison, IL 60101

[Property Website](#)



## SPECIFICATIONS

- Building Size: ±103,200 SF
- Land Area: ±4.66 AC
- Available Size: ±26,522 SF
- Office Size: ±2,081 SF
- Ceiling Height: 17'6"
- Loading: 2 Ext Docks / 1 DID
- Bay Size: 40' x 40'
- Parking: ±50 Cars
- Sprinklers: Wet
- Year Built: 1979
- Construction: Masonry
- **Lease Rate: Subject to Offer**

## HIGHLIGHTS

- Direct access to I-355 via North Avenue (Route 64)
- Close proximity to other major expressways
- Low DuPage County taxes
- Professionally owned and managed



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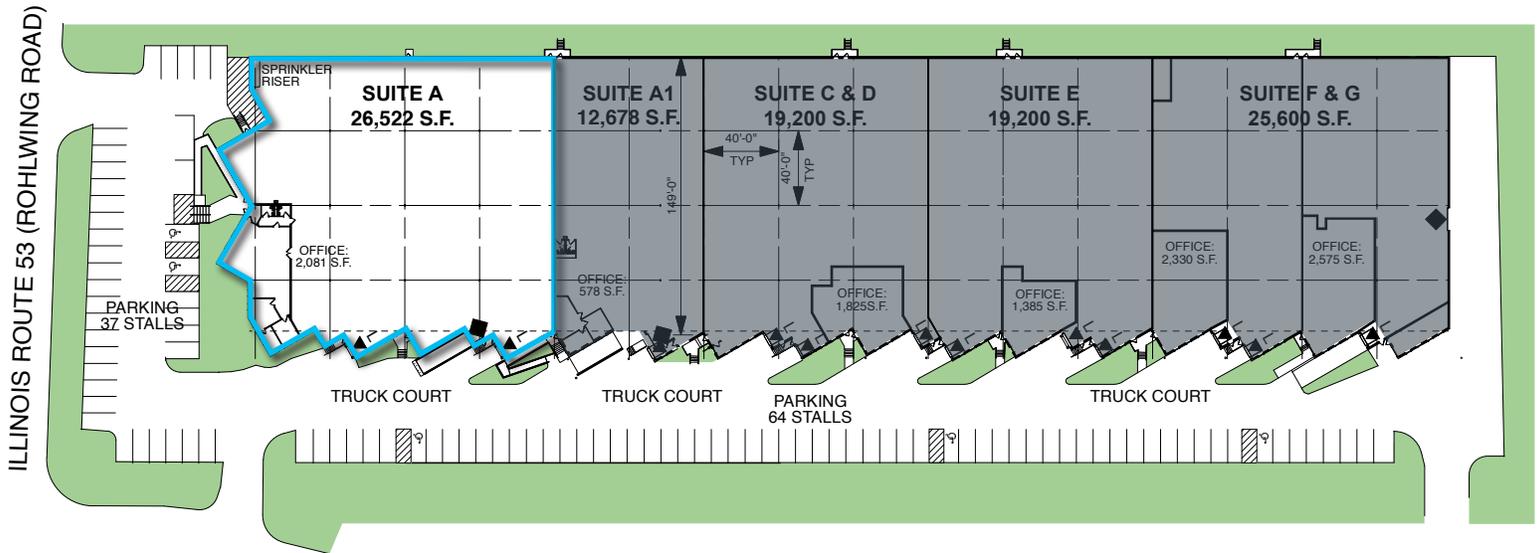
  
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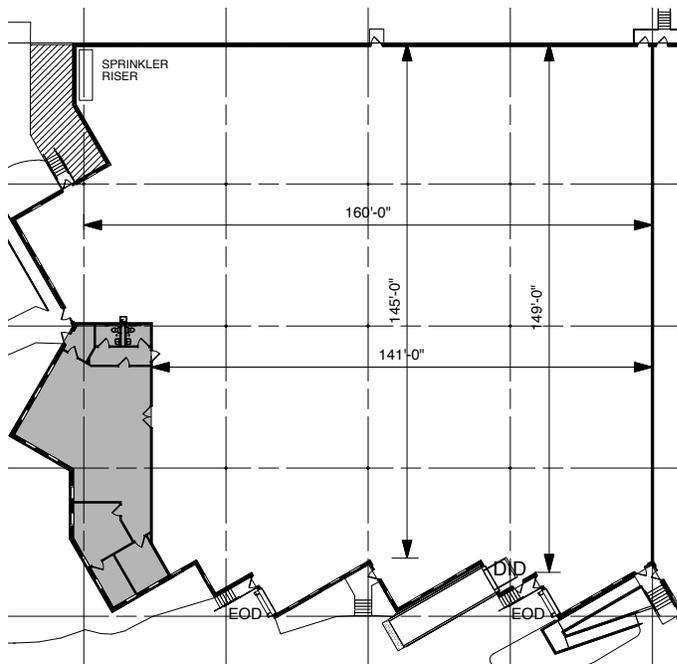
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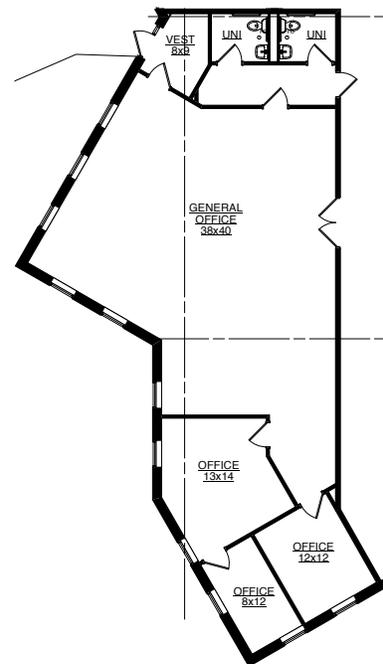
## BUILDING LAYOUT



## SUITE LAYOUT



## OFFICE LAYOUT



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