

**±11,190 SF
INDUSTRIAL
SPACE
FOR LEASE**

Corner
Unit

Well-
Maintained

Heavy
Power

TRANSWESTERN
REAL ESTATE
SERVICES

40 S. ADDISON ROAD

Unit 3, Addison, IL 60101

[Property Website](#)

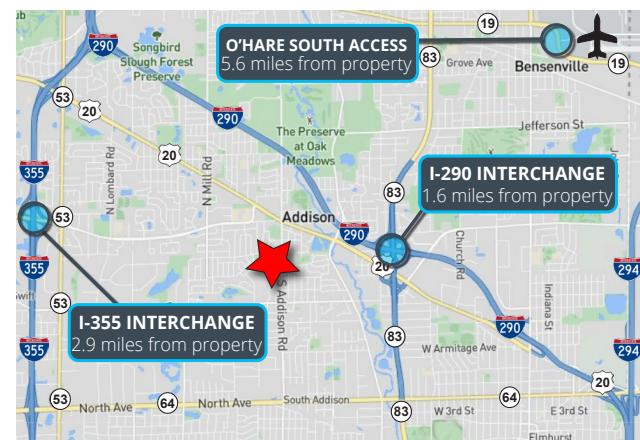


SPECIFICATIONS

- Building Size: ±36,952 SF
- Land Area: ±2.07 AC
- Available: ±11,190 SF
- Office Size: TBD
- Ceiling Height: 22' Clear
- Loading: 1 Int Dock / 1 DID
- Power: 800A 480/277V
- Parking: ±20 Cars
- Zoning: M4
- Year Built: 1998
- Construction: Tilt-up
- RE Taxes: \$2.25 PSF (2024)
- **Lease Rate: \$16.00 PSF MG**

HIGHLIGHTS

- Under new ownership
- Corner unit
- Well-maintained industrial building
- Solar panels on roof
- Heavy power
- Direct access to I-355 and other major expressways
- Low DuPage County taxes



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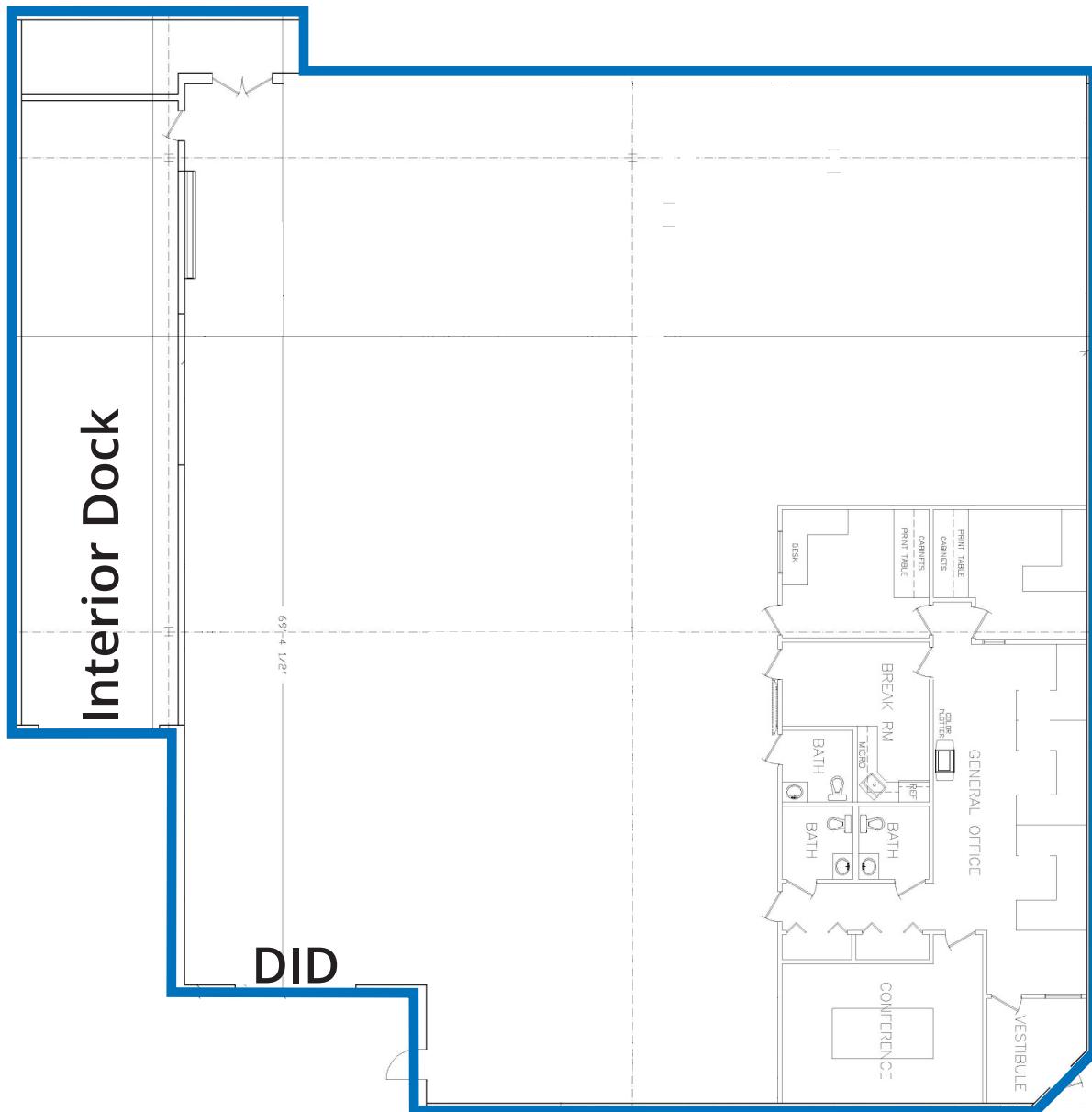
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FLOOR PLAN



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