

**INDUSTRIAL
SPACE FOR
SUBLEASE**

**±22,350 SF
(DIVISIBLE)**

Furniture and
In-place Racks
Available

Will Consider
Short-term
Overflow
Requirements



TRANSWESTERN

REAL ESTATE
SERVICES

333 CHARLES COURT

Suite 109-117, West Chicago, IL 60185

[Property Website](#)

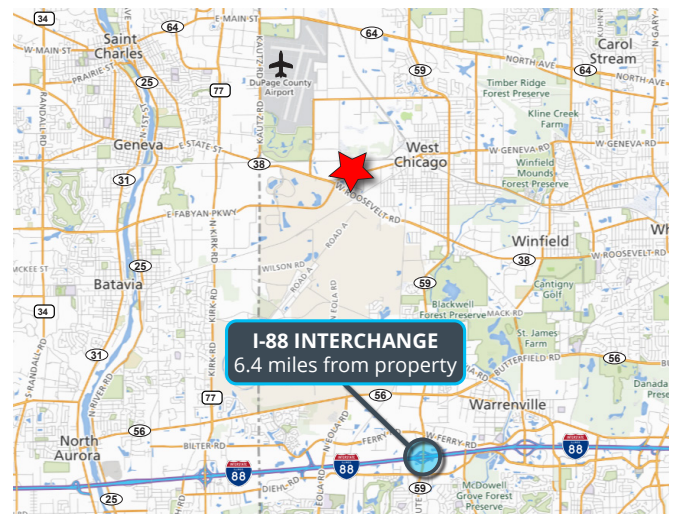


Specifications

- Building Size: ±45,115 SF
- Land Area: ±3.57 AC
- Available Size: ±22,350 SF
- Divisible To: ±7,450 SF
- Office Size: ±3,000 SF
- Ceiling Height: 22'
- Loading: 3 Ext Docks / 3 DID
- Power: 400A 480V
- Parking: ±42 Cars
- Year Built: 2007
- Construction: Precast
- Sprinklers: Wet
- Heating: Gas
- **Lease Rate: \$8.50 PSF Net**

Highlights

- Sublease through 4/30/2026
- Excellent manufacturing and distribution space with high ceilings and ample power
- Furniture and in-place racks available
- Will consider short-term overflow requirements
- Zoned M (Manufacturing District)
- 6.4 miles from I-88 via Rt 59



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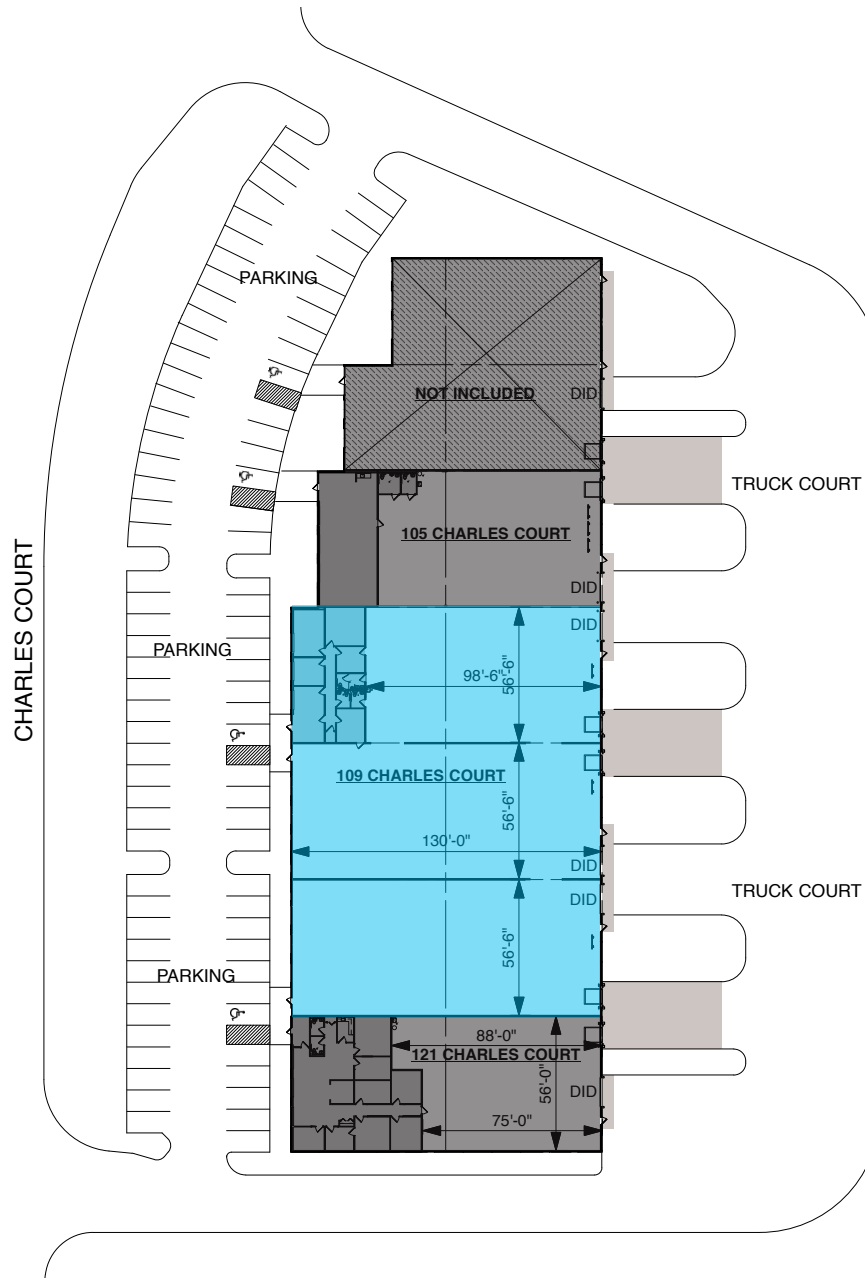
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BUILDING LAYOUT



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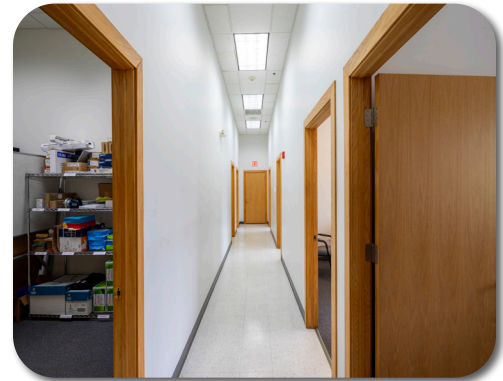
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PROPERTY PHOTOS



[CLICK HERE TO VIEW ALL PROPERTY PHOTOS](#)

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LOADING VIEW



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