

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

**±26,780 SF
(DIVISIBLE)**

Under
New
Ownership

Make-ready
Work
Underway



TRANSWESTERN

REAL ESTATE
SERVICES

444 W. INTERSTATE ROAD

Addison, IL 60101

[Property Website](#)

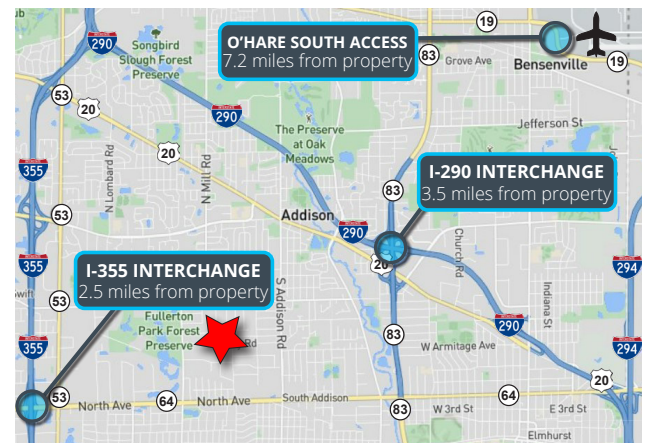


Specifications

- Building Size: ±26,780 SF
- Land Area: ±1.15 AC
- Divisible To: ±5,000 SF
- Office Size: ±2,500 SF
- Ceiling Height: 12' - 14' Clear
- Loading: 3 Ext Docks / 2 DID
- Power: 1200A 240V and 1200A 480V
- Parking: ±30 Cars
- Zoning: M-2 (General Mfg.)
- Year Built: 1959
- Construction: Masonry
- Heating: Gas
- **Sale Price: \$2,700,000**
- **Lease Rate: \$10.95 PSF MG**

Highlights

- Under new ownership
- Make-ready work underway
- Very heavy power
- Addition with higher ceiling height
- Office space remodeled
- Warehouse demo
- New LED lighting
- New parking lot
- Low DuPage County taxes
- Direct access to I-355 and other major expressways



Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@transwestern.com

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

**±26,780 SF
(DIVISIBLE)**

Under
New
Ownership

Make-ready
Work
Underway



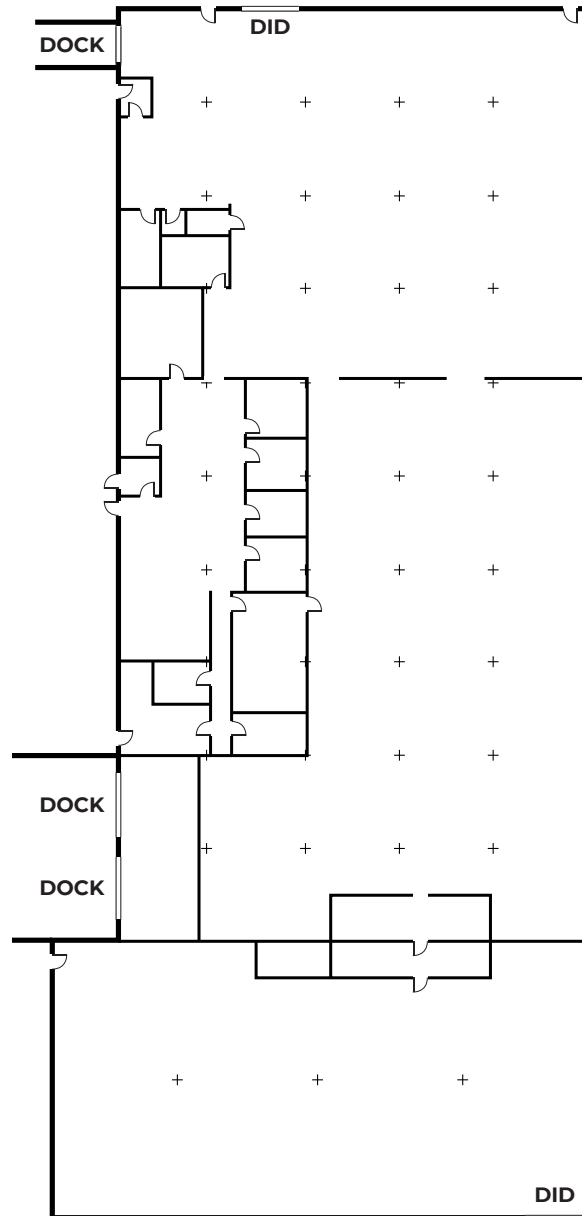
TRANSWESTERN

REAL ESTATE
SERVICES

444 W. INTERSTATE ROAD

Addison, IL 60101
[Property Website](#)

FLOOR PLAN



Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@transwestern.com

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

**±26,780 SF
(DIVISIBLE)**

Under
New
Ownership

Make-ready
Work
Underway



TRANSWESTERN

REAL ESTATE
SERVICES

444 W. INTERSTATE ROAD

Addison, IL 60101
[Property Website](#)

PROPERTY PHOTOS



Front Southwest Outdoor Area



Front Southeast Loading Dock



Southeast Bird's Eye View



Aerial View

Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@transwestern.com

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.