

**INDUSTRIAL/
FLEX SPACE
FOR LEASE**

**±1,616 -
±3,995 SF**

**Make-ready
Improvements
Underway**

**Close Proximity
to O'Hare
Airport**



TRANSWESTERN

REAL ESTATE
SERVICES

770 CHURCH ROAD

Elmhurst, IL 60126

[Property Website](#)

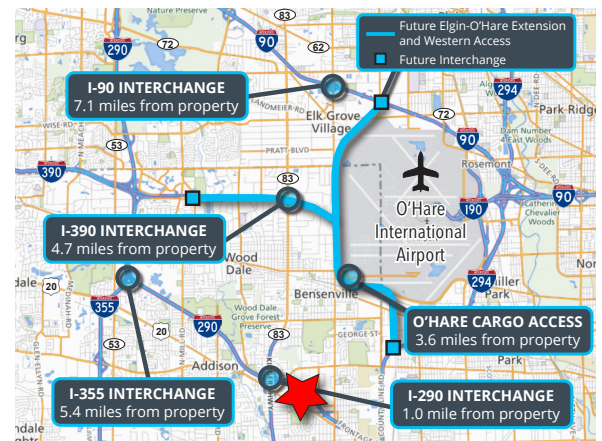


Specifications

- Building Size: ±27,358 SF
- Land Area: ±1.84 AC
- Available: ±1,616 - ±3,995 SF
- Office Size: To Suit
- Ceiling Height: 12'
- Power: 400 Amps
- Year Built: 1977
- Construction: Masonry
- Zoning: I-1 (Restricted Industrial)
- RE Taxes: \$1.54 PSF (2022)
- **Lease Rate: \$15.95 PSF MG**

Highlights

- Make-ready improvements underway
- Drive-in door access available
- Ample parking
- Direct access to I-290
- Close proximity to O'Hare International Airport
- Low DuPage County property taxes



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AERIAL VIEW



Click each suite
to view its
floor plan

Suite B: ±1,845 SF

Suite C: ±2,150 SF

Suite B&C: ±3,995 SF

Suite N: ±1,616 SF

Suite G: ±1,616 SF

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