

255 W Gerri Lane

INDUSTRIAL BUILDING FOR LEASE

255 W Gerri Ln, Addison, IL 60101

±12,000 SF
Available

Standalone
Building

Low DuPage
County Taxes

Heavy
Parking



Justin Lerner, SIOR
Executive Vice President
(847) 858-5303
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
(847) 287-4567
joe.karmin@transwestern.com

Ross Lehrman
Senior Vice President
(847) 946-4602
ross.lehrman@transwestern.com

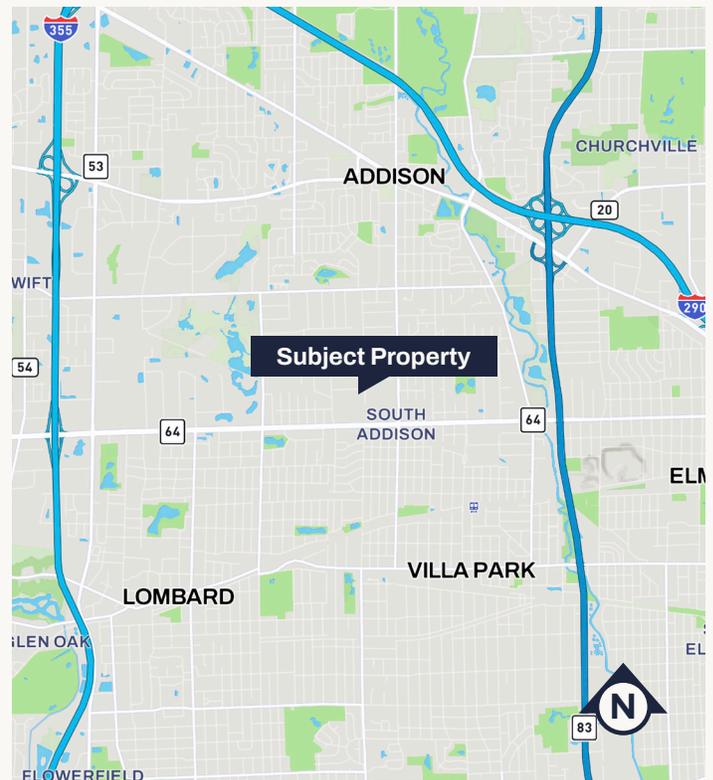
The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Transwestern.

Property Highlights

- Hard-to-find standalone facility in DuPage County
- AT&T fiber optic cable installed
- 400A 208-120V 3PH main circuit breaker panel with three additional breaker panels
- 400A 277-480V 3PH circuit breaker panel with exterior meter box and installed pole
- Large outdoor paved area behind facility (potential for outside storage)
- Heavy parking
- Low DuPage County taxes



BUILDING SIZE	±12,000 SF
LAND AREA	±0.90 AC
OFFICE SIZE	±2,587 SF
WAREHOUSE SIZE	±9,413 SF
CEILING HEIGHT	±16'
LOADING	1 Ext Dock / 1 DID
PARKING	±30 Cars
ZONING	M2 (General Mfg.)
SPRINKLERS	Wet
HEAT	Gas
YEAR BUILT	1989
CONSTRUCTION	Masonry
RE TAXES	\$2.25 PSF (2024)
LEASE RATE	Subject to Offer



Justin Lerner, SIOR

Executive Vice President
(847) 858-5303
justin.lerner@transwestern.com

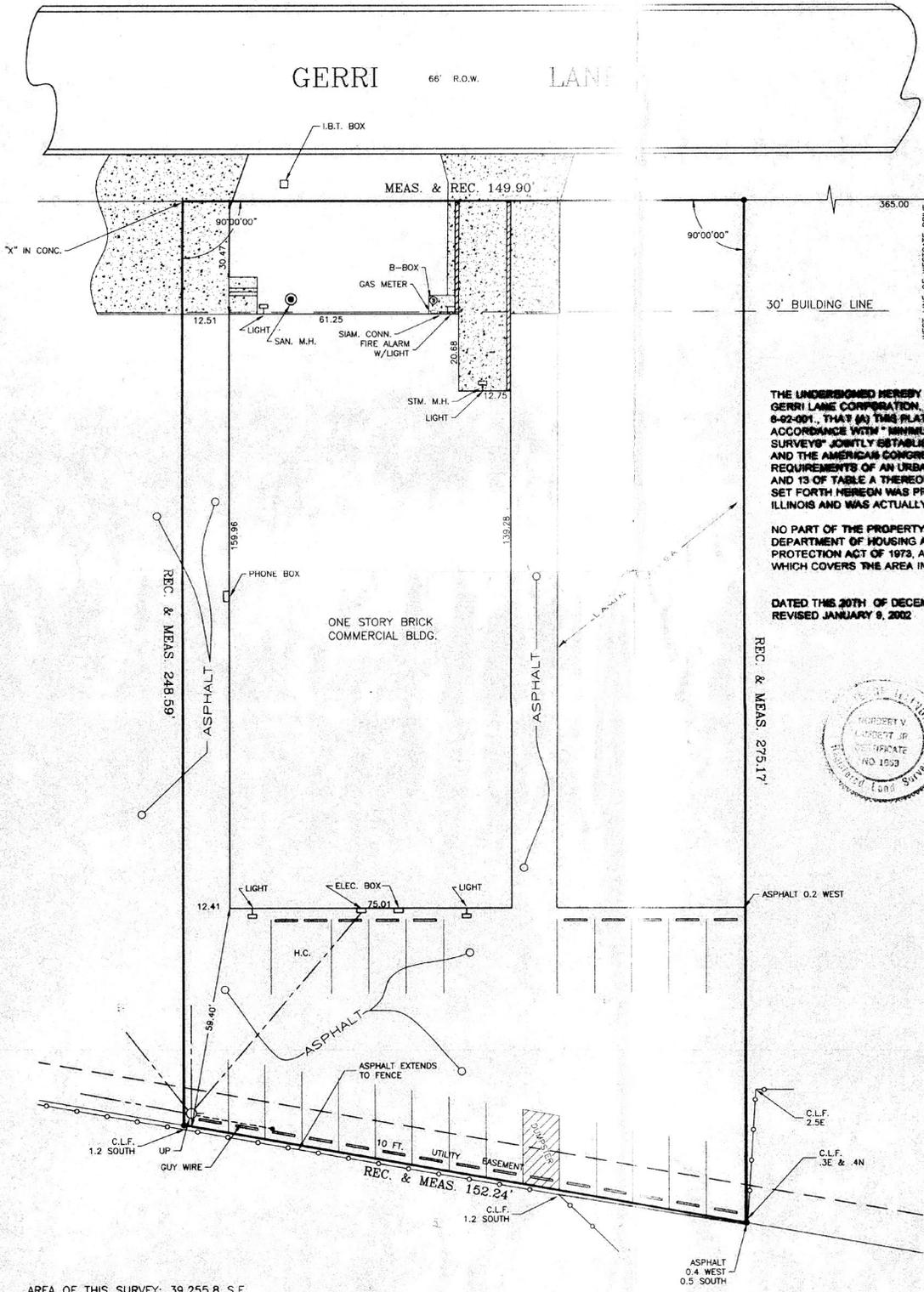
Joe Karmin, SIOR

Executive Vice President
(847) 287-4567
joe.karmin@transwestern.com

Ross Lehrman

Senior Vice President
(847) 946-4602
ross.lehrman@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 © 2026 Transwestern.



THE UNDERSIGNED HEREBY CERTIFIES TO CHICAGO TITLE INSURANCE COMPANY, AND GERRI LANE CORPORATION, AN ILLINOIS CORPORATION AND FIRST AMERICAN BANK, TRUST NO. 8-22-001, THAT (A) THIS PLAT OF SURVEY AND THE SURVEY IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM-LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1997, MEETS THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY, AS DEFINED THEREIN, AND INCLUDES ITEMS 1, 2, 4, 7, 8, 9, AND 13 OF TABLE A THEREOF, AND (B) THIS PLAT OF SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WAS PREPARED BY ME, A REGISTERED LAND SURVEYOR IN THE STATE OF ILLINOIS AND WAS ACTUALLY MADE UPON THE GROUND.

NO PART OF THE PROPERTY IS LOCATED IN A 100-YEAR FLOOD PLAIN AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS REFLECTED BY THE FLOOD INSURANCE RATE MAP WHICH COVERS THE AREA IN WHICH THE PROPERTY IS SITUATED (170168 0008 B).

DATED THIS 20TH OF DECEMBER, A.D., 2002.
REVISED JANUARY 9, 2002



Robert V. Lambert, Jr.
ILLINOIS LAND SURVEYOR NO. 1563

LAMBERT & ASSOCIATES
320 S. REBER
WHEATON, IL 60187
(630) 653-6331

SCALE: 1 IN = 20 FT
P.I.N. 03-33-303-021

AREA OF THIS SURVEY: 39,255.8 S.F.
23 DESIGNATED PARKING STALLS

PLAT OF SURVEY

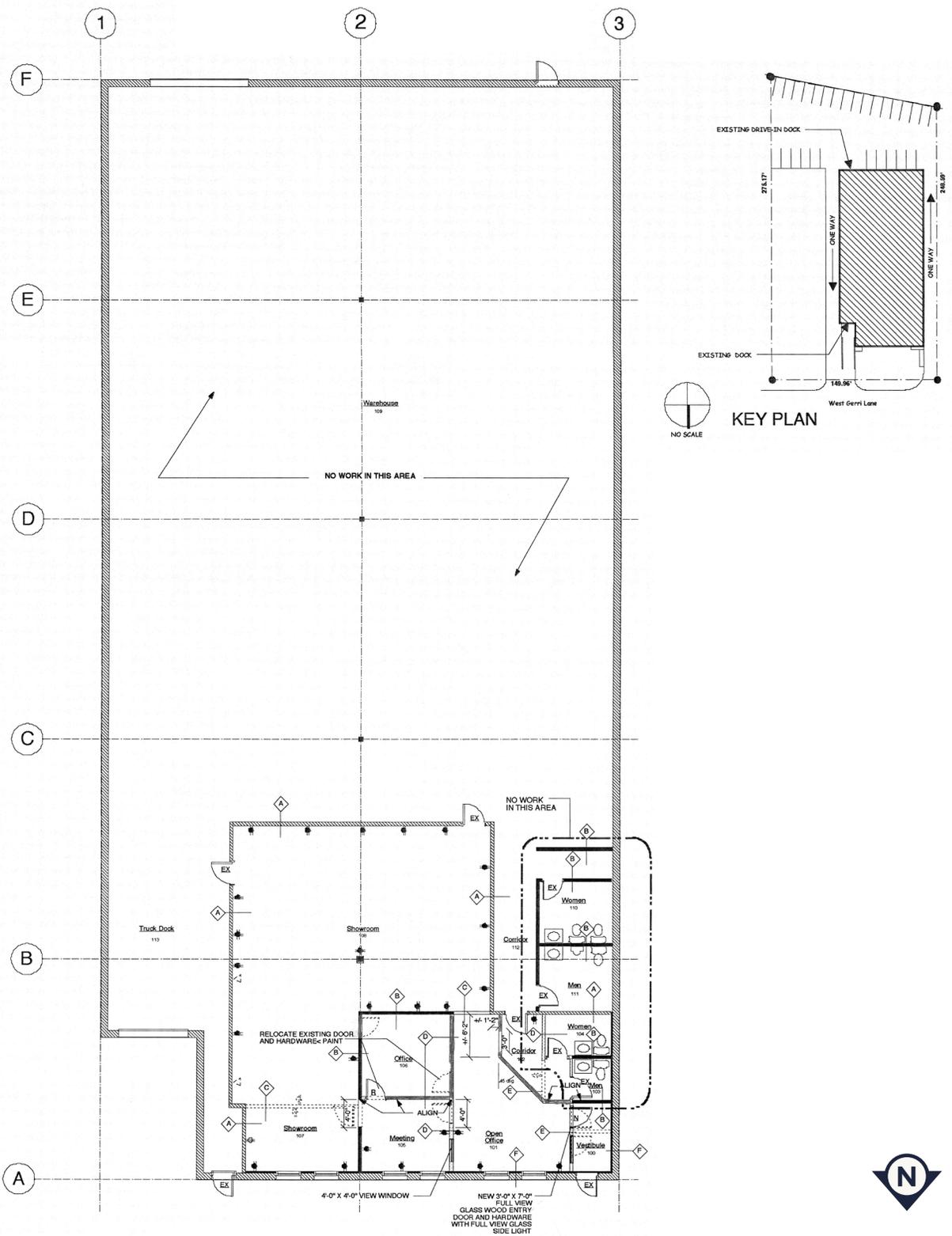


Justin Lerner, SIOR
Executive Vice President
(847) 858-5303
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
(847) 287-4567
joe.karmin@transwestern.com

Ross Lehrman
Senior Vice President
(847) 946-4602
ross.lehrman@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 © 2026 Transwestern.



FLOOR PLAN



Justin Lerner, SIOR

Executive Vice President
 (847) 858-5303
 justin.lerner@transwestern.com

Joe Karmin, SIOR

Executive Vice President
 (847) 287-4567
 joe.karmin@transwestern.com

Ross Lehrman

Senior Vice President
 (847) 946-4602
 ross.lehrman@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 © 2026 Transwestern.