

**INDUSTRIAL  
BUILDING  
FOR SALE  
OR LEASE**

**±26,780 SF  
(DIVISIBLE)**

Available  
Q4 2024

Heavy  
Power



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# 444 W. INTERSTATE ROAD

Addison, IL 60101

[Property Website](#)

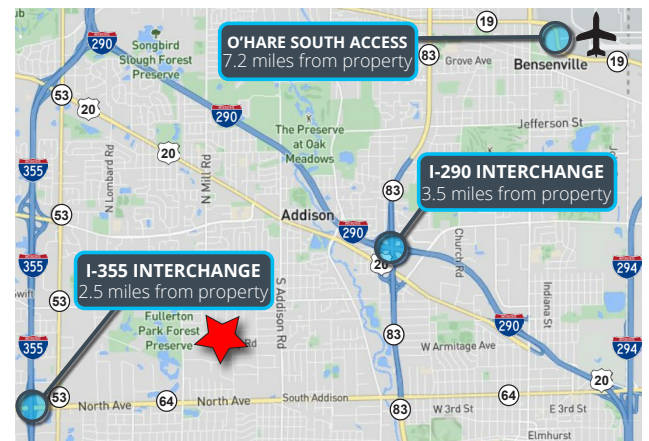


## Specifications

- 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
- **Lease Rate: Subject to Offer**
- **Sale Price: Subject to Offer**

## Highlights

- Available Q4 2024
- Very heavy power
- Addition with higher ceiling height
- Low DuPage County taxes
- Direct access to I-355 and other major expressways



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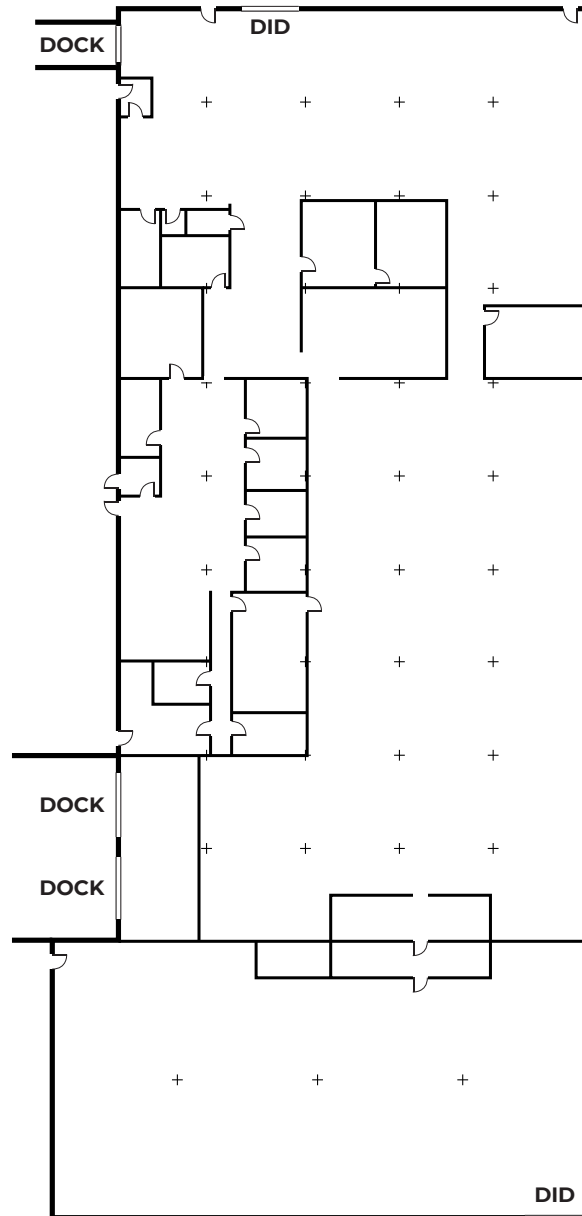
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## FLOOR PLAN



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## PROPERTY PHOTOS



**Front Southwest Outdoor Area**



**Front Southeast Loading Dock**



**Southeast Bird's Eye View**



**Aerial View**

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