

# 469 Windy Point Drive

## INDUSTRIAL BUILDING FOR SUBLEASE

469 Windy Point Dr, Glendale Heights, IL 60139

[Property Website](#)

±6,500 SF  
Available

Sublease  
through 7/31/27

Longer term  
lease available

Minutes from North  
Ave and I-355



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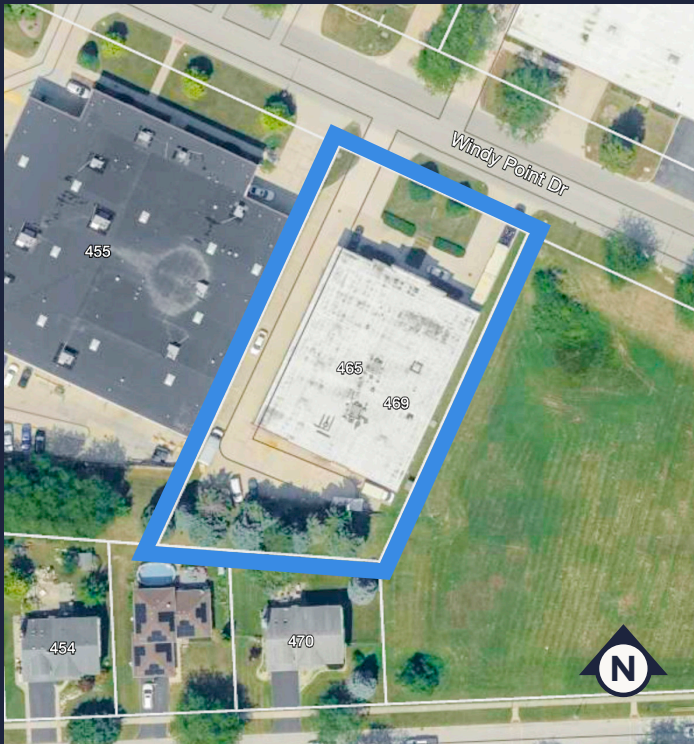
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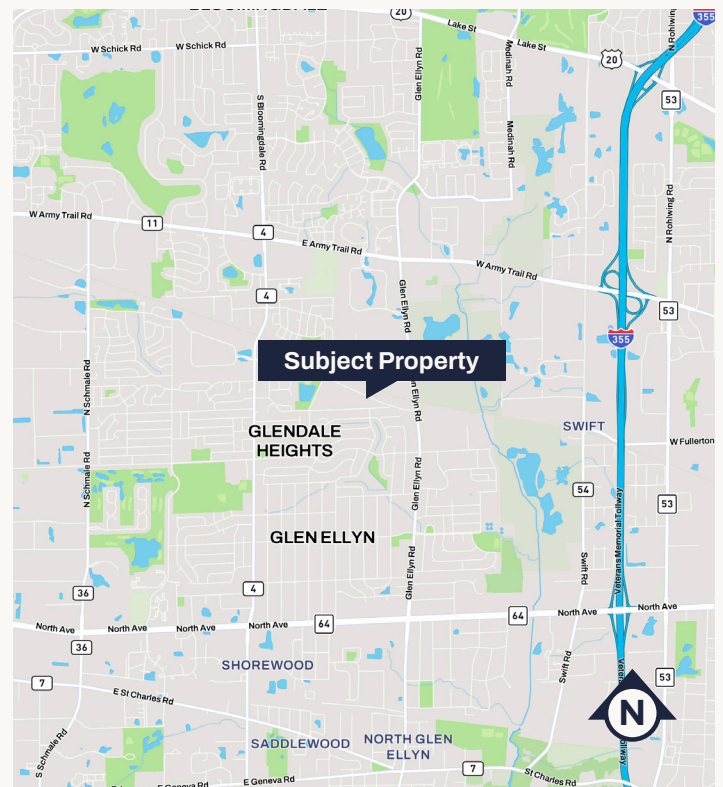
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## Property Highlights

- High-image facility
- Sublease through July 31, 2027
- Longer term lease available
- Ample power
- Low DuPage County taxes
- Minutes from North Ave and I-355

<b>BUILDING SIZE</b>	<b>±12,329 SF</b>
<b>LAND AREA</b>	<b>±0.81 AC</b>
<b>AVAILABLE SIZE</b>	<b>±6,500 SF</b>
<b>CEILING HEIGHT</b>	<b>±15'</b>
<b>LOADING</b>	<b>1 Dock / 1 DID</b>
<b>PARKING</b>	<b>±7 Cars</b>
<b>ZONING</b>	<b>M-2</b>
<b>SPRINKLERS</b>	<b>Wet</b>
<b>HEAT</b>	<b>Gas</b>
<b>YEAR BUILT</b>	<b>1991</b>
<b>CONSTRUCTION</b>	<b>Masonry</b>
<b>RE TAXES</b>	<b>\$2.58 PSF (2024)</b>
<b>SUBLEASE RATE</b>	<b>\$13.50 PSF MG</b>



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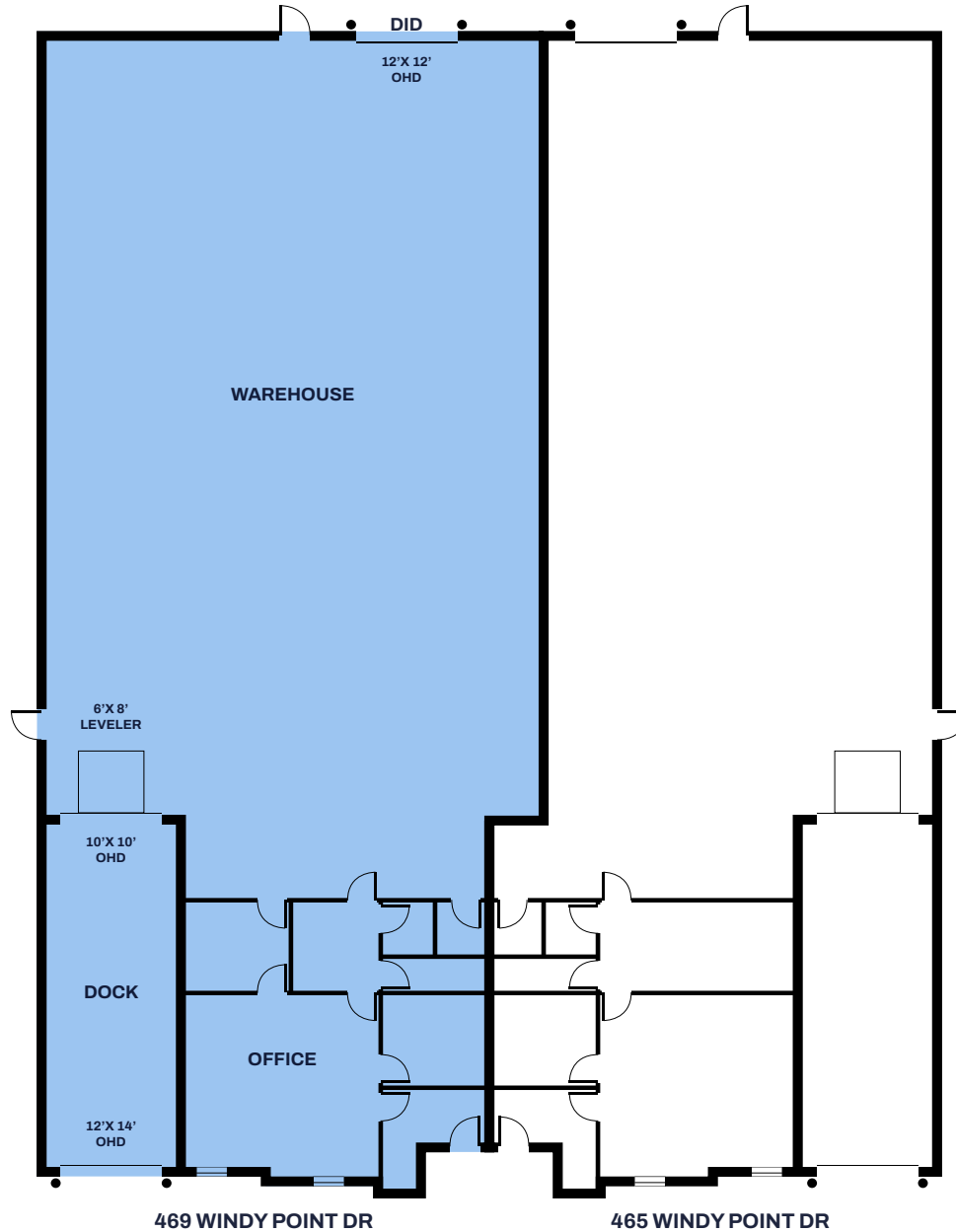
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### FLOOR PLAN

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OFFICE



BREAK ROOM



WAREHOUSE



WAREHOUSE

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