

**INDUSTRIAL  
BUILDING  
FOR LEASE**

**±24,243 SF  
ON ±1.23 AC**

Close Proximity  
to North Ave,  
I-355 & I-290

Professionally  
Owned and  
Managed by:

  
**WESTMOUNT**  
REALTY CAPITAL, LLC

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 515 FACTORY ROAD

Addison, IL 60101

[Property Website](#)



## SPECIFICATIONS

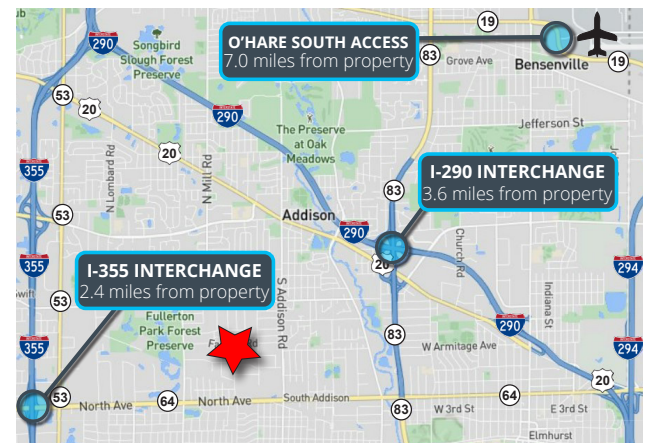
- Building Size: ±24,243 SF
- Land Area: ±1.23 AC
- Office Size: ±2,150 SF
- Ceiling Height: 11' - 14'
- Loading: 1 Exterior Dock & 2 DID (12' x 12' and 10' x 10')
- Power: 800A 240V
- Parking: ±20 Cars
- Year Built: 1965
- Sprinklers: Yes
- Construction: Masonry

## HIGHLIGHTS

- Floor drains
- New parking lot
- Close proximity to North Ave, I-355 and I-290
- Low DuPage County taxes
- Professionally owned & managed

## PRICING

- CAM: \$2.25 PSF (2024 Est.)
- INS: \$0.12 PSF (2024 Est.)
- RET: \$1.25 PSF (2024 Est.)
- **Lease Rate: Subject to Offer**



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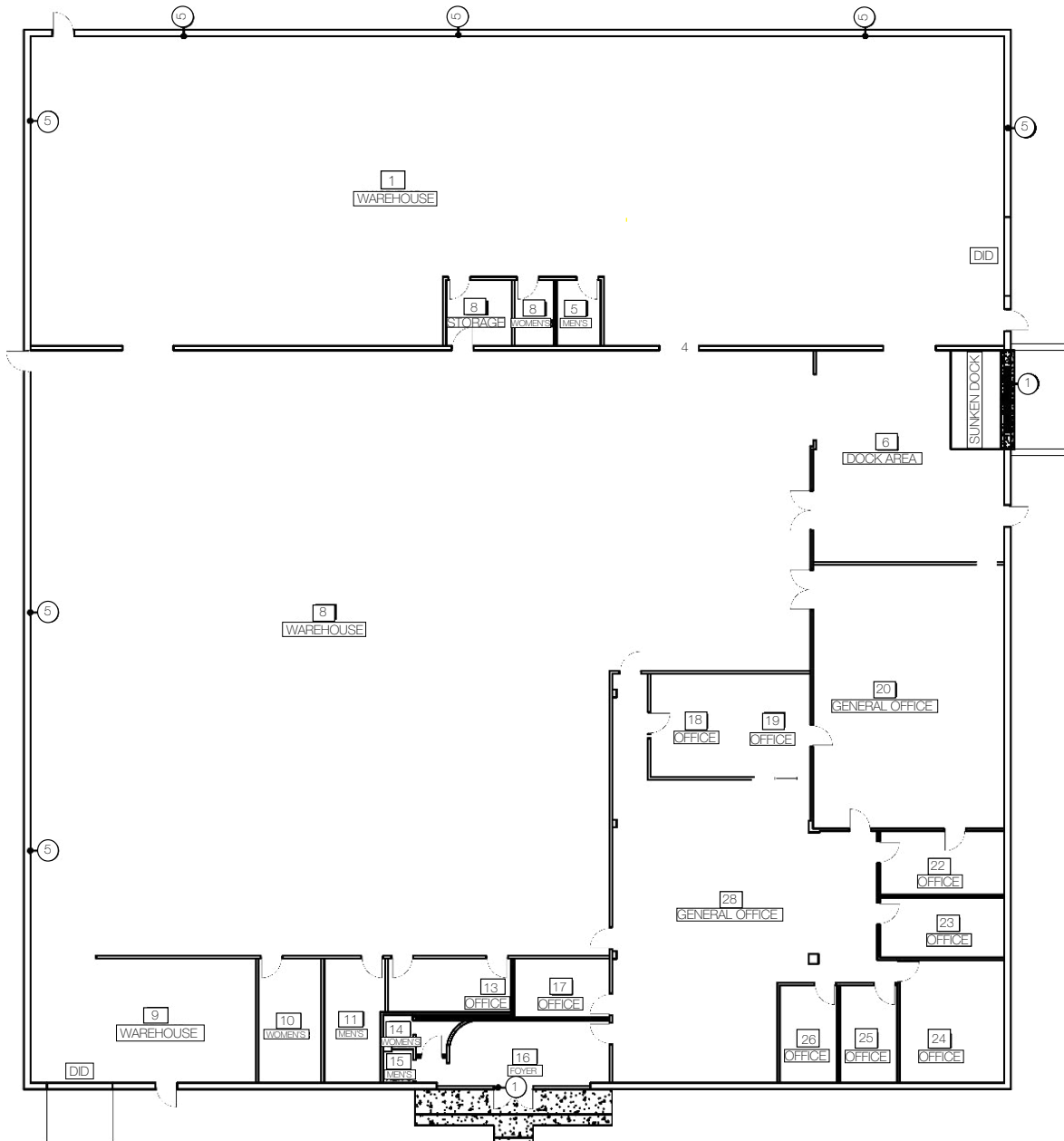
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## SITE PLAN



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## PROPERTY PHOTOS



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