

±11,190 SF
INDUSTRIAL
SPACE
FOR LEASE

Corner
Unit

Well-
Maintained

Heavy
Power



TRANSWESTERN

REAL ESTATE
SERVICES

40 S. ADDISON ROAD

Addison, IL 60101

[Property Website](#)

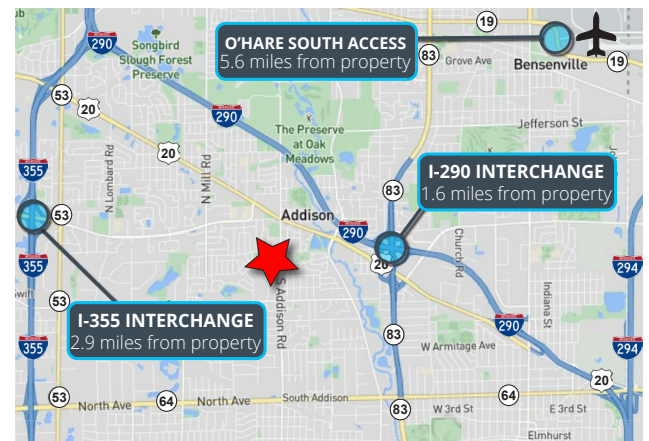


SPECIFICATIONS

- Building Size: ±36,952 SF
- Land Area: ±2.07 AC
- Available Size: ±11,190 SF
- Office Size: TBD
- Ceiling Height: 22' Clear
- Loading: 1 Int Dock / 1 DID
- Power: 800A 480/277V
- Parking: ±20 Cars
- Zoning: M4
- Year Built: 1998
- Construction: Tilt-up
- RE Taxes: \$2.25 PSF (2024)
- **Lease Rate: \$16.00 PSF MG**

HIGHLIGHTS

- Under new ownership
- Corner unit
- Well-maintained industrial building
- Solar panels on roof
- Heavy power
- Direct access to I-355 and other major expressways
- Low DuPage County taxes



Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Ross Lehrman
Senior Vice President
847.588.5671
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 © 2025 Transwestern.

±11,190 SF
INDUSTRIAL
SPACE
FOR LEASE

Corner
Unit

Well-
Maintained

Heavy
Power



TRANSWESTERN

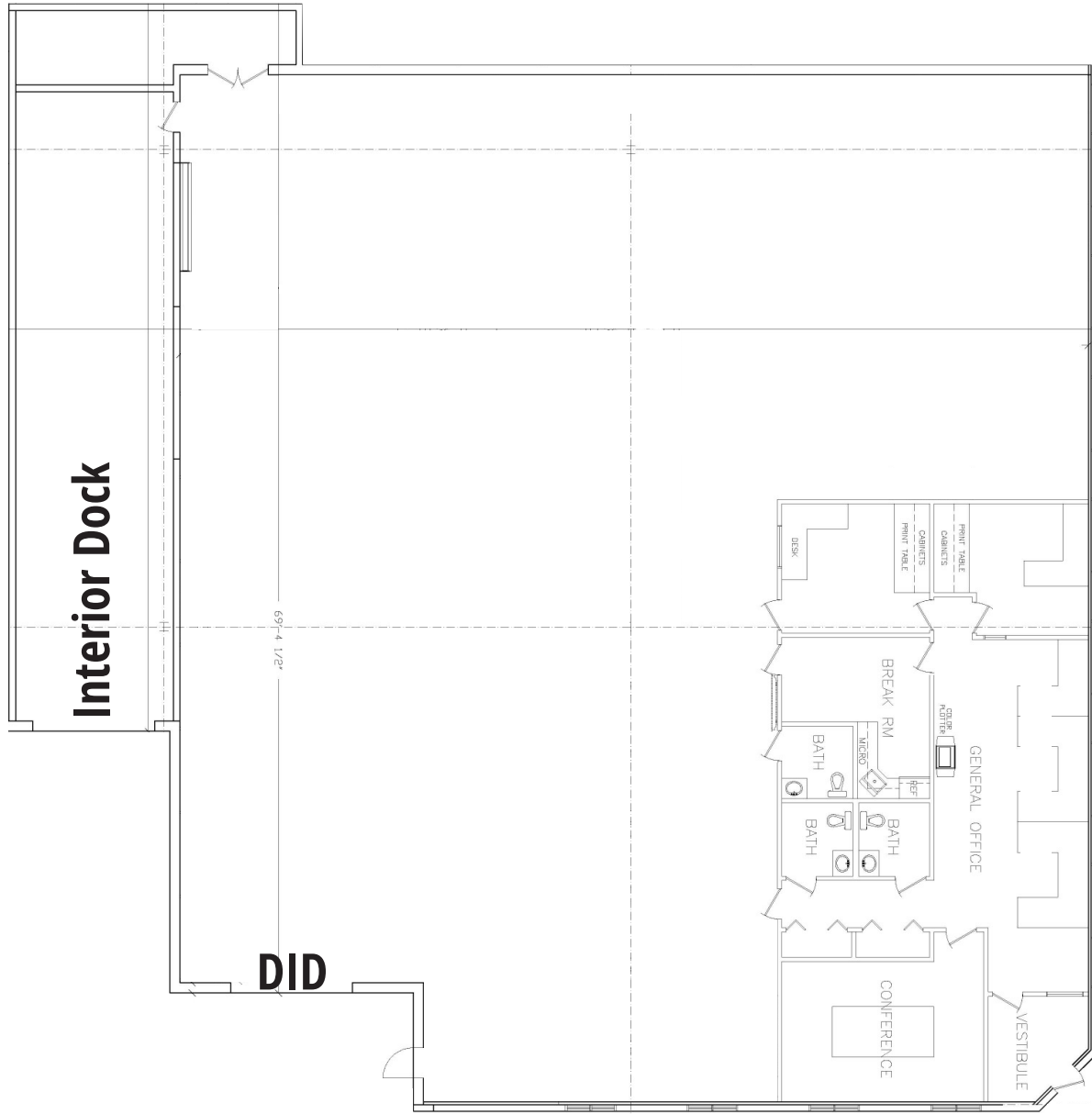
REAL ESTATE
SERVICES

40 S. ADDISON ROAD

Addison, IL 60101

[Property Website](#)

UNIT LAYOUT



Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Ross Lehrman
Senior Vice President
847.588.5671
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 © 2025 Transwestern.