



AVAILABLE

±31,000 SF on ±6.21 Acres

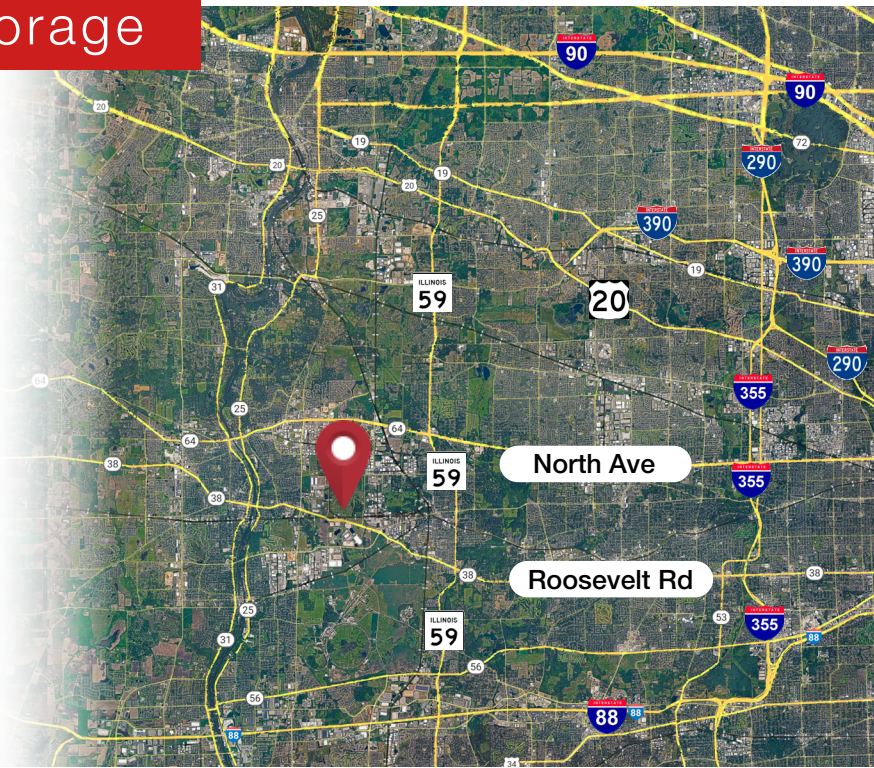
Ideal for Construction, Storage

1845 Western Drive

West Chicago, Illinois 60185

PROPERTY HIGHLIGHTS

- ±11,000 SF repair building
 - 5 service bays (12' x 14')
 - Floor drains
 - Triple catch basin
- 16' clear height
- LED lighting
- ±20,000 SF office building (2-story)
- 6.21 acre land site
 - ±2.5 acres outdoor storage
 - Secured, lit and paved (concrete)
 - ±1.4 acre expansion land (unpaved)
 - ±0.5 acre expansion area of paved outdoor storage
- 1200 amps, 3 phase, 120/208 volts in office bldg
- 200 amps, 3 phase, 120/208 volts in maintenance bldg
- Paved, fenced, lit, secure outside storage area
- Zoned M (Manufacturing District)
- Ideal for transportation & logistics, construction, landscapers, pallet supply, equipment dealers and storage
- Access to North Avenue and Roosevelt Road
- Lease Price: \$36,000 per month Net



PROFESSIONALLY OWNED AND MANAGED BY



Contact

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KRESS ROAD

5.4
Acres

11,000 SF
Service Facility
2.5 Acres
of Concrete Storage

0.5 Acres

1.4 Acres
Potential
Outdoor
Storage
Expansion

20,000 SF
Office Building

WESTERN DRIVE

Owned & Managed by:



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