

# For Sale

AVAILABLE:  
**14,891 SF**

## 1229 Capitol Drive Addison, IL

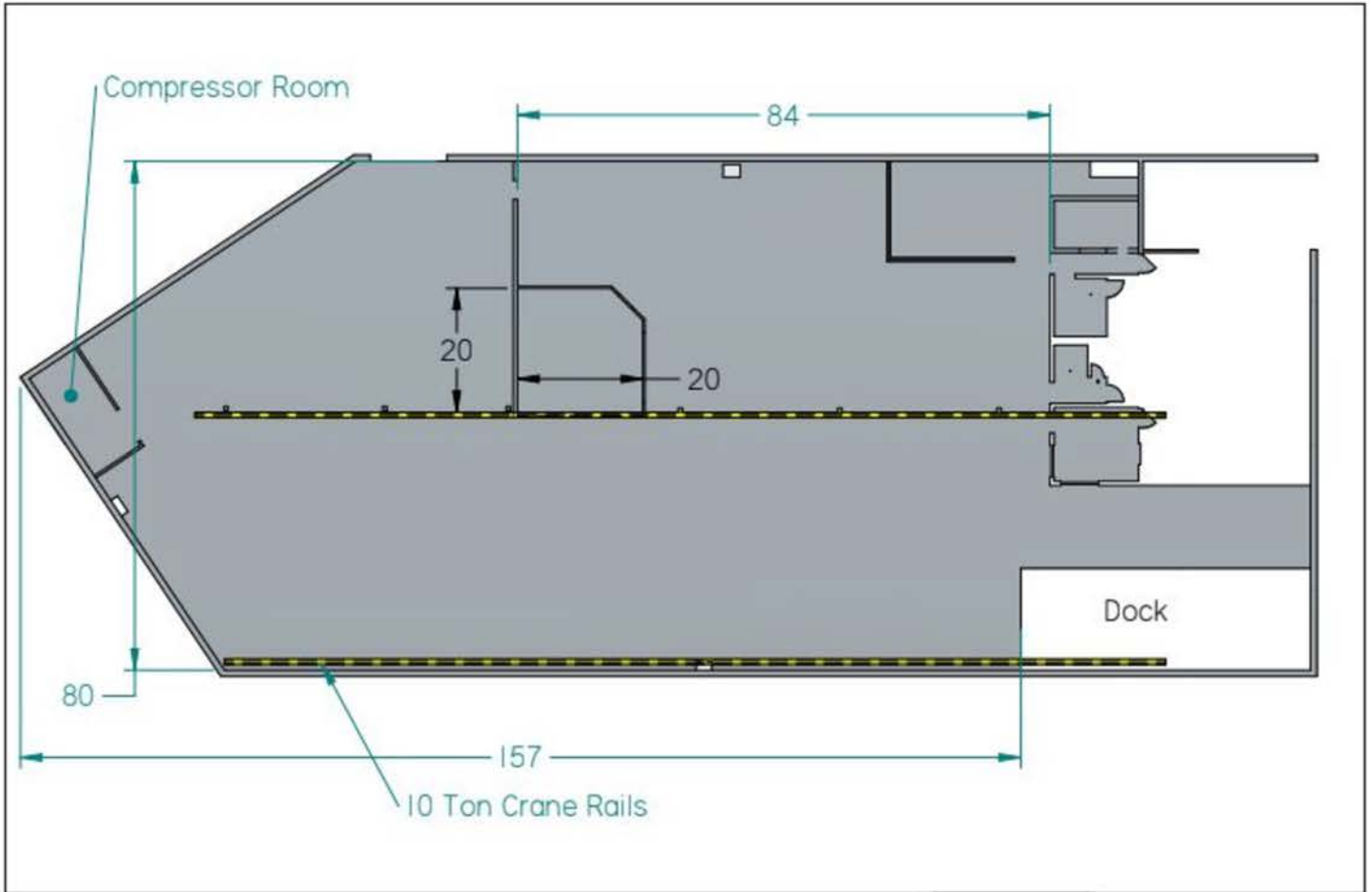
AVAILABLE:	14,891 SF
LAND:	31,799 SF (0.73 ACRES)
OFFICE:	+/-2,500 SF
CONSTRUCTION:	MASONRY
PARKING:	21 STALLS
YEAR BUILT:	1979
CEILING HEIGHT:	15'
POWER:	400 AMP / 480 VOLT; 3-PHASE
LOADING:	1 INTERIOR LOADING DOCK & 1 DRIVE-IN DOOR
CRANE:	(1) 5-TON CRANE (1) 10-TON CRANE
HVAC:	FULLY AIR-CONDITIONED
SPRINKLER:	YES
ZONING:	M-2, GENERAL MANUFACTURING
REAL ESTATE TAXES:	\$34,343.20 (\$2.31 PSF)
SALE PRICE:	\$2,531,470 (\$170 PSF)



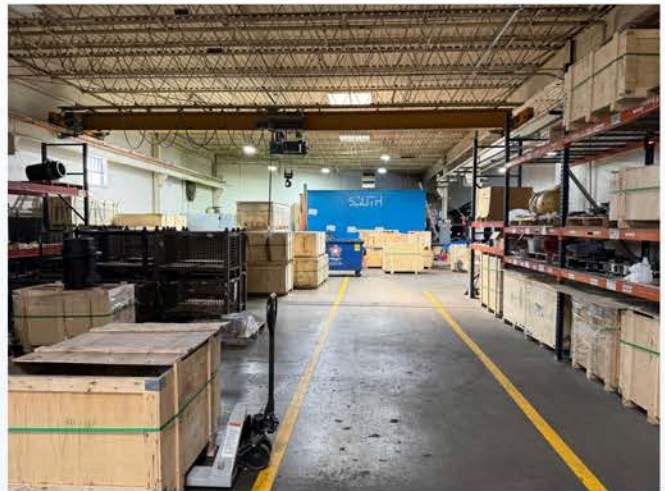
## Presented By:

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# Floor Plan

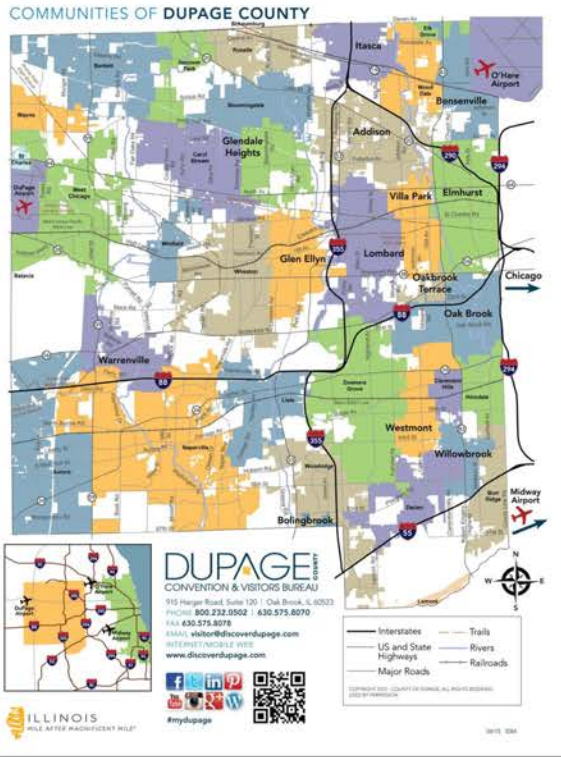


# Property Photos





# Location



## DuPage County

Located just west of Chicago, DuPage County sits at the heart of the bustling Chicagoland region, offering unmatched access to major highways, international airports, and a highly skilled labor force. Known for its strong economic base, modern infrastructure, and business-friendly environment, DuPage County provides companies with robust utilities, established corporate corridors, and thriving mixed-use districts. With a well-educated workforce and a diverse range of industries, DuPage continues to support innovative, growing, and globally connected businesses.



### Diverse Industry Mix

A balanced economy supports corporate headquarters, technology firms, manufacturing, logistics, and professional services—fueling long-term stability and growth.



### Educated Workforce

A highly skilled, well-educated talent pool draws from top universities and training programs, giving employers a workforce ready for modern industries.



### Extensive Transportation

With major interstates, commuter rail, and nearby air travel, the region offers exceptional connectivity for moving people and goods efficiently.



### Varied Housing Options

From lively downtown areas to quiet suburban neighborhoods, the region offers housing choices to fit every lifestyle and budget.



### Excellent Quality of Life

Known for parks, cultural attractions, and strong schools, the area provides a welcoming environment with outstanding community amenities.



### Reliable Utilities

Modern infrastructure and dependable providers ensure consistent utility performance and capacity for future growth.



### Medical and Healthcare Facilities

Leading hospitals, specialty clinics, and strong healthcare networks provide high-quality care and advanced medical services.



### Business Friendly Communities

Local governments support economic development with streamlined permitting, pro-growth policies, and a collaborative business environment.



**Exclusively  
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