



1275 W. Roosevelt Road

WEST CHICAGO, IL 60185

2,541+/- SF FLEX SPACE FOR LEASE

Your Vision. Our Dedication. Your Partner.

MURRAY COMMERCIAL

2035 Foxfield Road, Suite 203
St. Charles, IL 60174
630.513.0173 | murraycommercial.com

THIJS DENNISON

Broker
630.251.2144
thijs@murraycommercial.com

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WAREHOUSE/OFFICE SPACE FOR LEASE



LEASE RATE \$2,647 PER MONTH

OFFERING SUMMARY

Available SF:	2,541+/- SF
Lease Type:	NNN
Price/SF:	\$12.50
CAM & Tax:	\$4.50 / SF
Lot Size:	5.07 Acres
Year Built:	1986
Building Size:	54,820 SF
Zoning:	ORI (Office/Research/ Light Industrial)
Traffic Count:	30,400

PROPERTY OVERVIEW

Private Entry with Ample Parking

HVAC Control

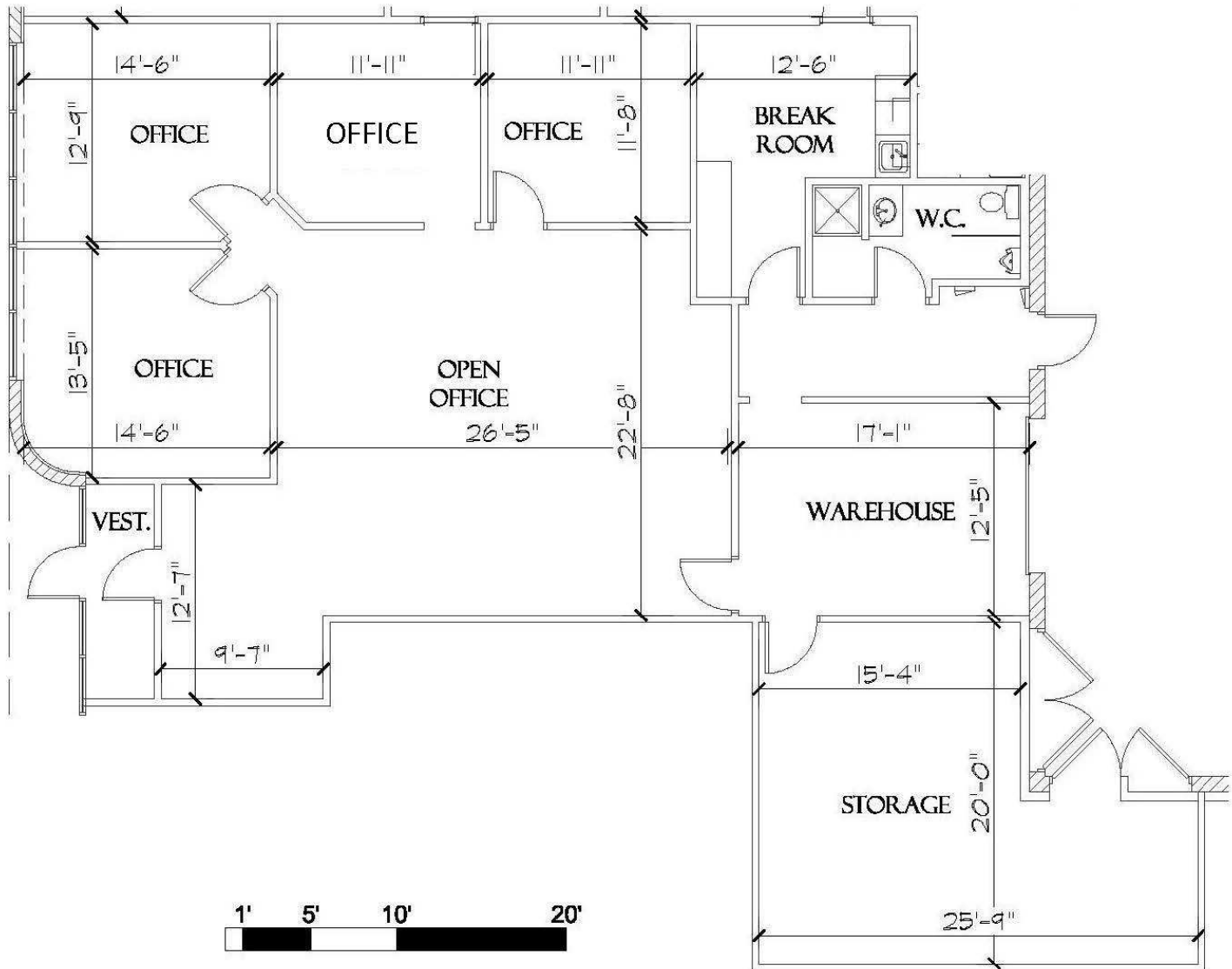
Excellent Visibility along IL Route 38 (Roosevelt Rd)

Convenient Access to I-88 and I-355 via Roosevelt Rd & Route 59

PROPERTY HIGHLIGHTS

- Fully Built Out Flex Space
- 4 Private Offices
- Warehouse with Drive-In Door
- Large Open Area
- Private Restroom
- Break Room
- Storage
- Access to 2 Exterior Docks

SUITE 123 FOOTPRINT



SUITE 123 PHOTOS



Open Area



Warehouse with Drive-In Door



Private Office (1 of 4)



Storage

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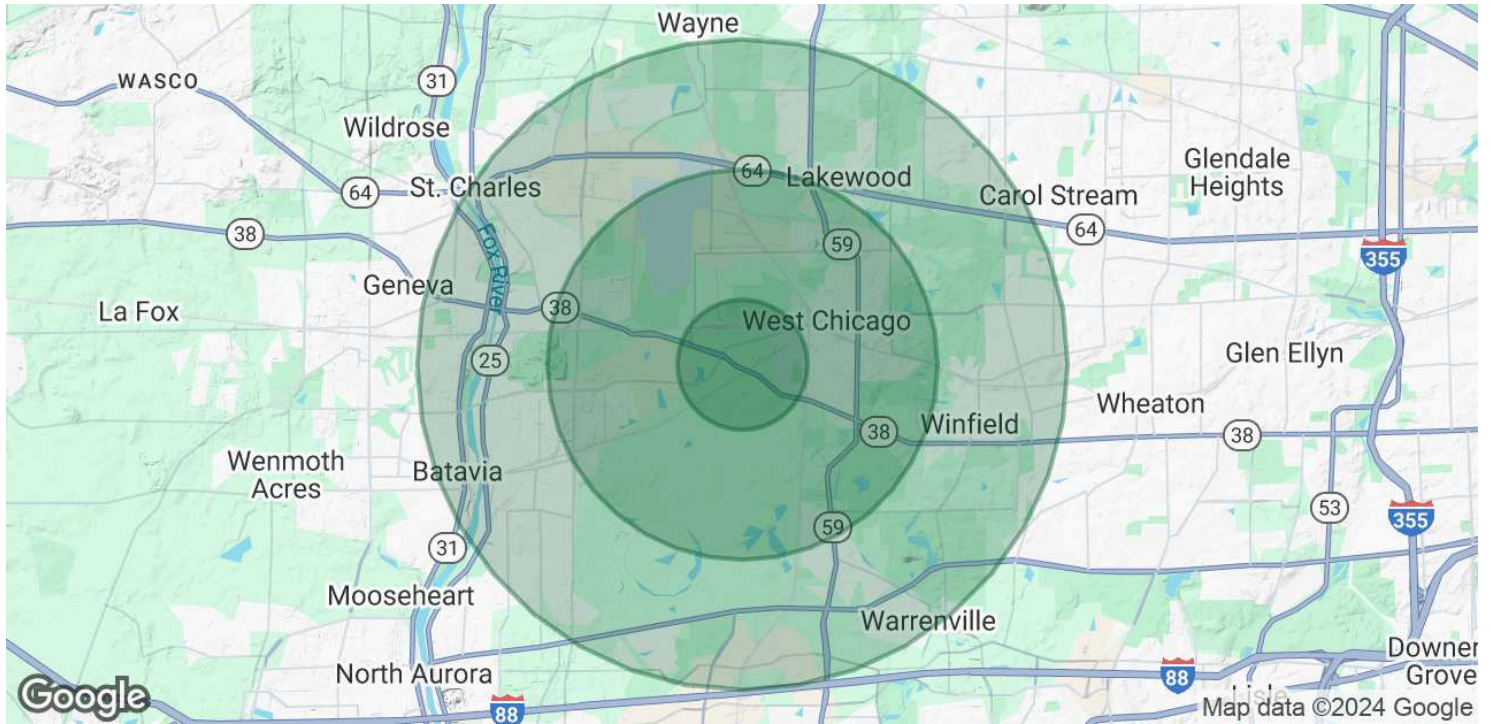
INDUSTRIAL SPACE FOR LEASE



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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,798	32,727	99,703
Average Age	30.9	31.9	35.6
Average Age (Male)	30.6	31.7	34.9
Average Age (Female)	30.8	32.0	36.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	806	10,017	33,889
# of Persons per HH	3.5	3.3	2.9
Average HH Income	\$79,026	\$79,703	\$93,381
Average House Value	\$251,428	\$296,218	\$332,718

TRAFFIC COUNTS
30,400/day

2020 American Community Survey (ACS)

WAREHOUSE/OFFICE SPACE FOR LEASE

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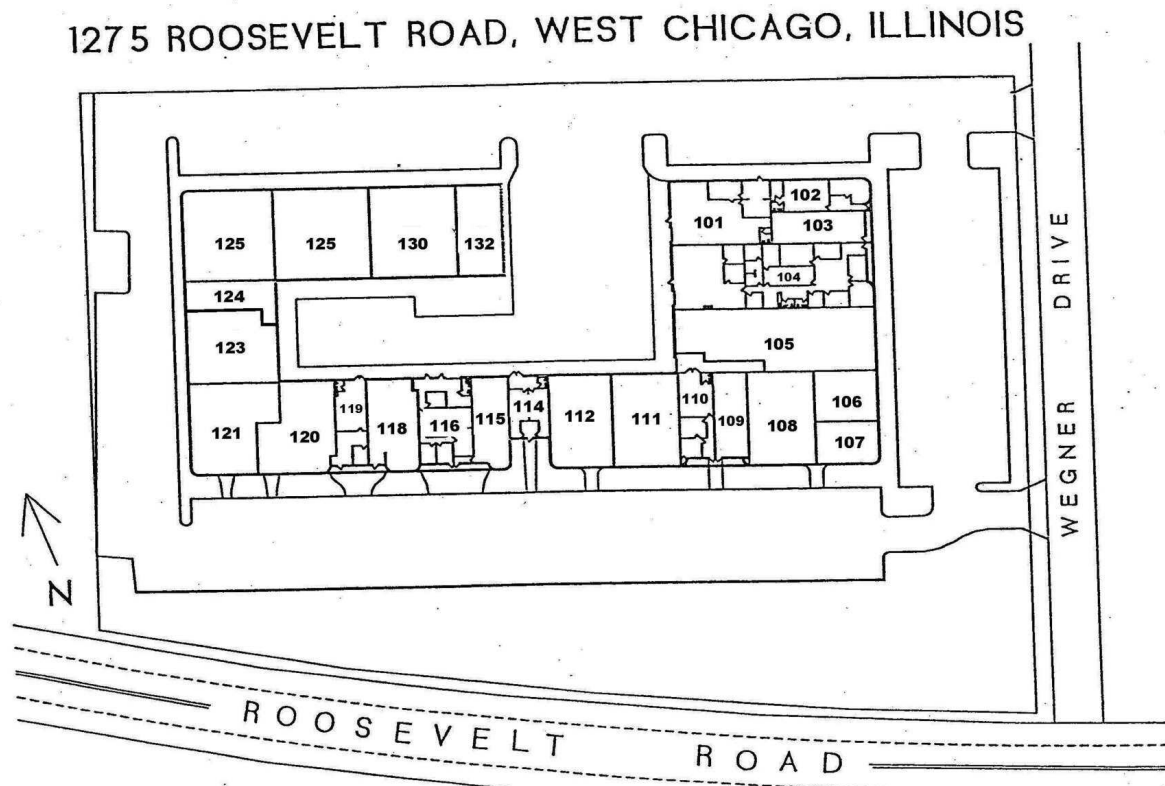
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AGENCY DISCLOSURE



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Broker Owned...James C. Murray III is a licensed real estate broker within the State of Illinois and has ownership interest in the subject property.

EXCLUSIVE BROKER

**THIJS DENNISON**

Broker

thijs@murraycommercial.com

Direct: 630.513.0173 | Cell: 630.251.2144

PROFESSIONAL BACKGROUND

Thijs joined Murray Commercial in 2022. He values building strong relationships with clients and tenants through his strong communication skills and results-driven approach. Thijs left the education field, where he was a High School math teacher, to pursue his interests in commercial real estate.

The Murray Team relies on Thijs as a Property Manager and Commercial Broker. As a Commercial Broker, Thijs focuses on details and communication with his clients to meet their needs and Murray's high standards of business. With his finance and math background and through proformas and analytical data, he assists his clients into making informed decisions. As a Property Manager, Thijs uses his analytical skills to create annual operating budgets to ensure the asset is performing at a maximum capacity. His clear communication and passion to work with others makes overseeing day-to-day operations on commercial properties simple and efficient for property ownership.

Thijs attended Purdue University where he earned a degree in Financial Counseling and Planning. He also attended North Central College where he earned a Secondary Ed. mathematics degree and a masters in curriculum and instruction. In his spare time he enjoys coaching softball at St. Charles North High School and for the Dennison Silver Hawks Organization.

EDUCATION

Purdue University- BA in Financial Counseling and Planning

North Central College- BA in Secondary Ed. Mathematics

American College of Education- Masters in Instructional Design