



3,500 SF FLEX SPACE FOR LEASE

(PERFECT FOR GYM / DANCE / MARTIAL ARTS STUDIOS)

455 KEHOE BLVD | CAROL STREAM, IL

- Annual Base Rent: \$15/SF
- Lease Type: NNN (\$3.43/SF/YR)
- Private Bathrooms
- Professionally Managed
- Additional Space for Expansion
- Single-Story, Private Entrances
- Roll-up Door & Man Door Access
- 10min to HWY 355
- Abundant Parking
- Zoning: I Industrial



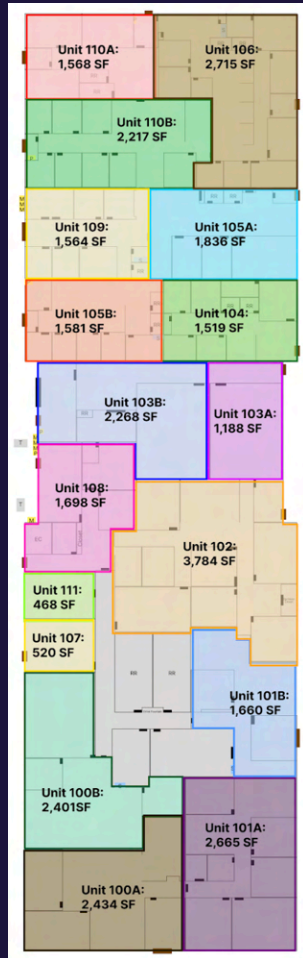
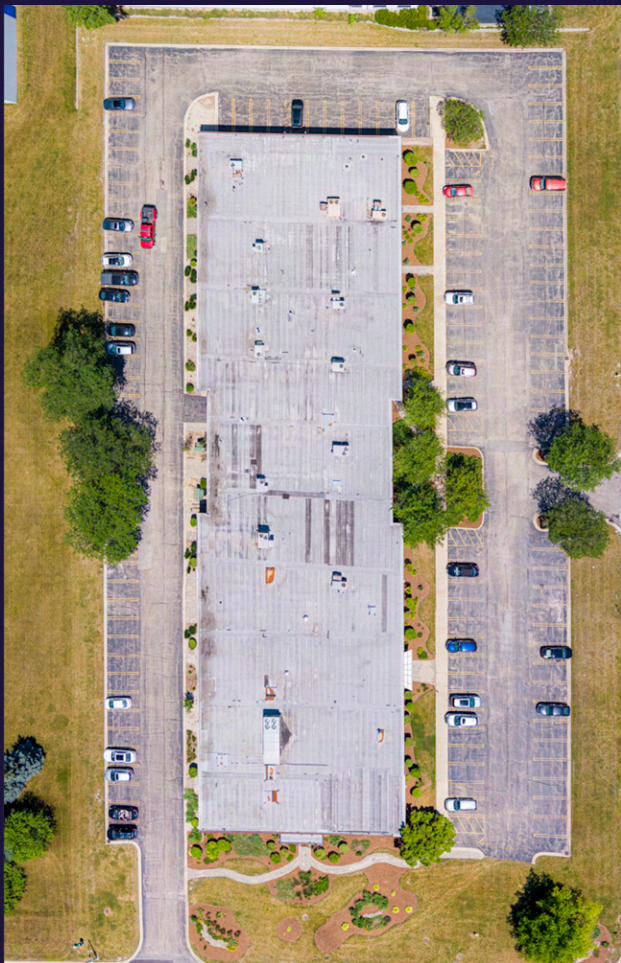
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The unit (103 A/B) is located in the middle section of a 35,000SF building with dual access.

It was previously used as a Dance Studio, with divided classrooms, private bathrooms, storage space and a roll-up door.

