

Industrial Unit For Lease

# 1232 W CAPITOL DRIVE, UNIT B

Addison, IL 60101



**SIZE:**

UNIT B: 3,400 SF

**ADDRESS:**

1232 W Capitol Drive, Unit B, Addison, IL 60101

**ZONING:**

M3

**SUMMARY:**

This unit features both a recessed dock and 12' x 12' drive in door! Close proximity to I-355. Approximately 806 sf of office, 14.5' clear, ample parking, motion censored LED lights throughout the warehouse with skylights and epoxy floors, fully sprinklered and 200 amp 3 phase service. Available February 1st. Minimum 3 year lease.

**MORKEN  
& ASSOCIATES**

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1888 E. Fabyan Parkway, Batavia, IL 60510

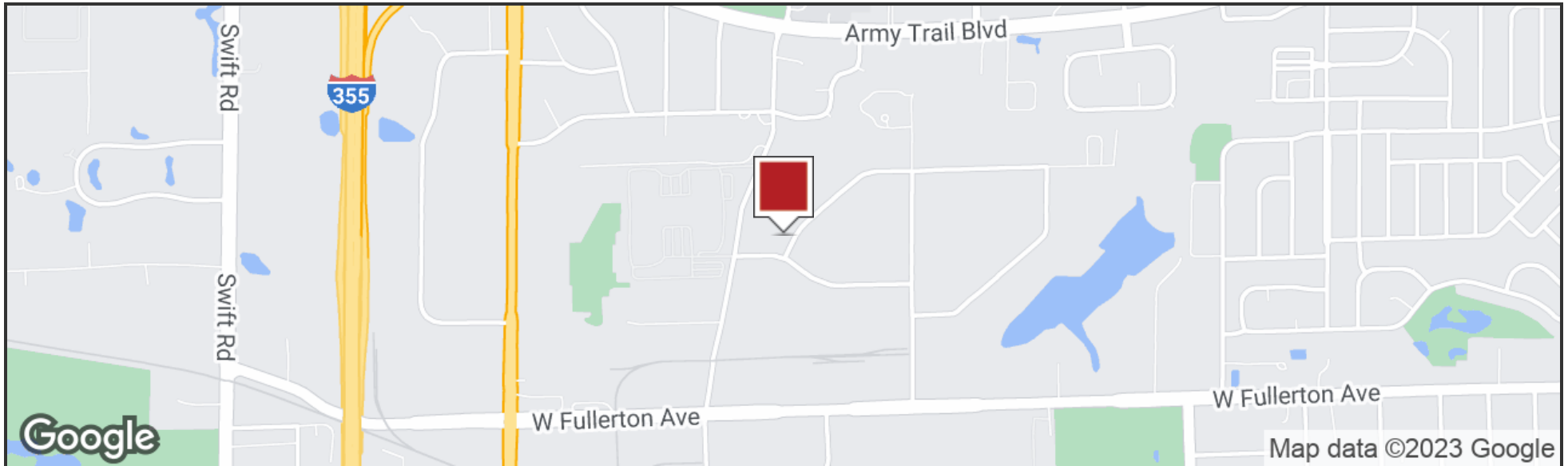
630.567.7800 | morkenassociates.com

**BRIAN MORKEN**

630.817.7815

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# Summary



## OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$3,684/month (MG) |
| Building Size: | 12,000 SF          |
| Available SF:  | 3,400 SF           |

## PROPERTY OVERVIEW

**INDUSTRIAL SPACE WITH BOTH A DOCK AND DRIVE IN DOOR!**

- Available February 1, 2022
- 3,400sf unit with approximately 806 sf of office consisting of a reception area, large office and conference room, kitchenette and two restrooms.
- 200 amp 3 phase
- 14.5' clear

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# Location



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# Office Photos



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## ■ Additional Office Photos



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# Warehouse Photos



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# Exterior Photos



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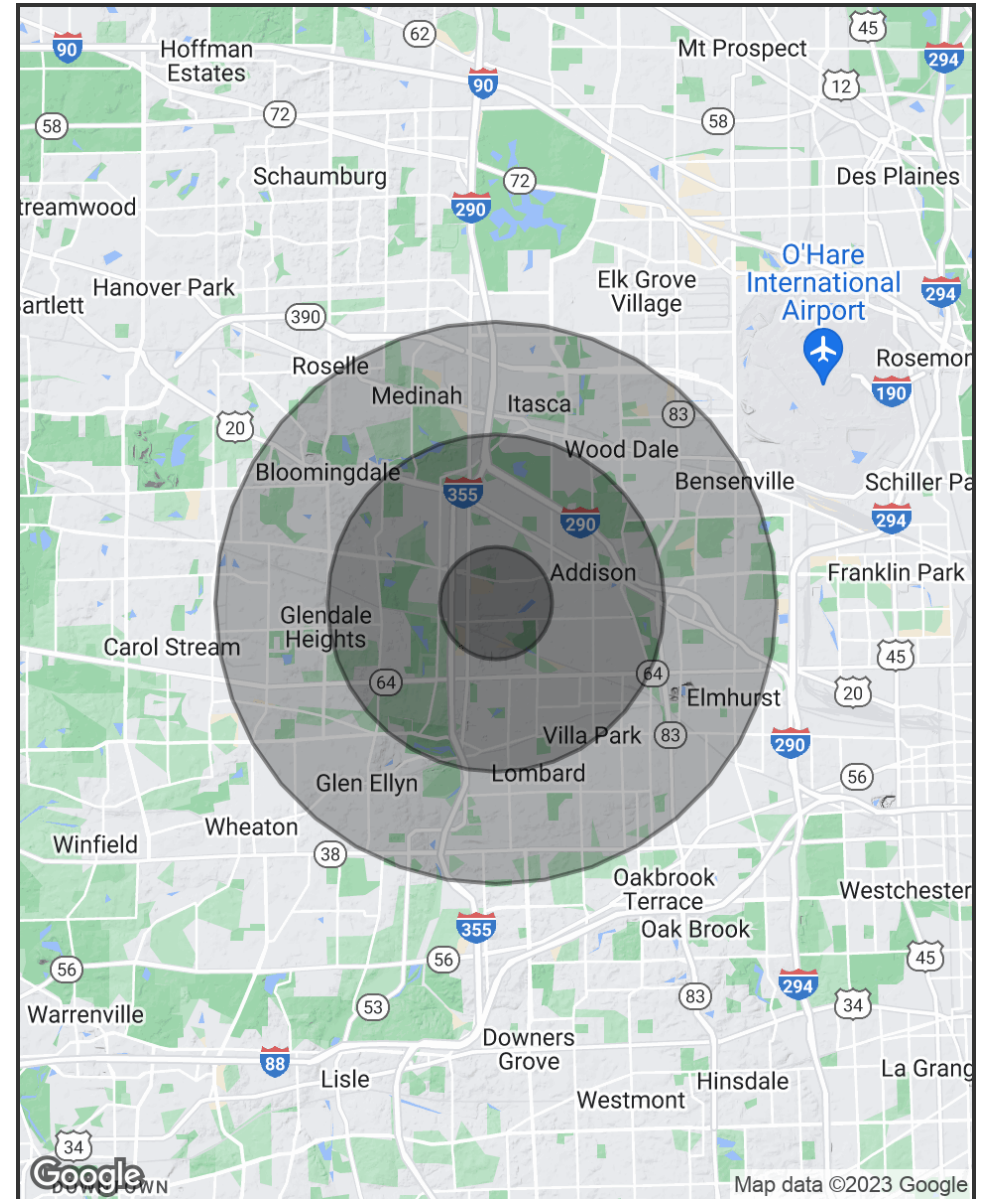
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# Demographics Map & Report

| POPULATION                  | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| <b>Total Population</b>     | 8,563  | 94,106  | 274,755 |
| <b>Average age</b>          | 37.6   | 35.6    | 37.2    |
| <b>Average age (Male)</b>   | 39.0   | 35.0    | 36.1    |
| <b>Average age (Female)</b> | 36.9   | 36.3    | 38.0    |

| HOUSEHOLDS & INCOME        | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------------|-----------|-----------|-----------|
| <b>Total households</b>    | 2,784     | 32,757    | 99,613    |
| <b># of persons per HH</b> | 3.1       | 2.9       | 2.8       |
| <b>Average HH income</b>   | \$84,362  | \$75,741  | \$84,851  |
| <b>Average house value</b> | \$302,059 | \$296,772 | \$338,509 |

\* Demographic data derived from 2020 ACS - US Census



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