

Industrial Property For Lease

FREE-STANDING 17,240 SF!

1180 Atlantic Drive, West Chicago, IL 60185



SIZE:

17,240 SF on 1 Acre Site

ADDRESS:

1180 Atlantic Dr West Chicago, IL 60185

ZONING:

Industrial

SUMMARY:

Free-Standing 17,240 sf Manufacturing - Warehousing & Distribution - Available For Lease

**MORKEN
& ASSOCIATES**

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3820 Ridge Pointe Drive, Geneva, IL 60134

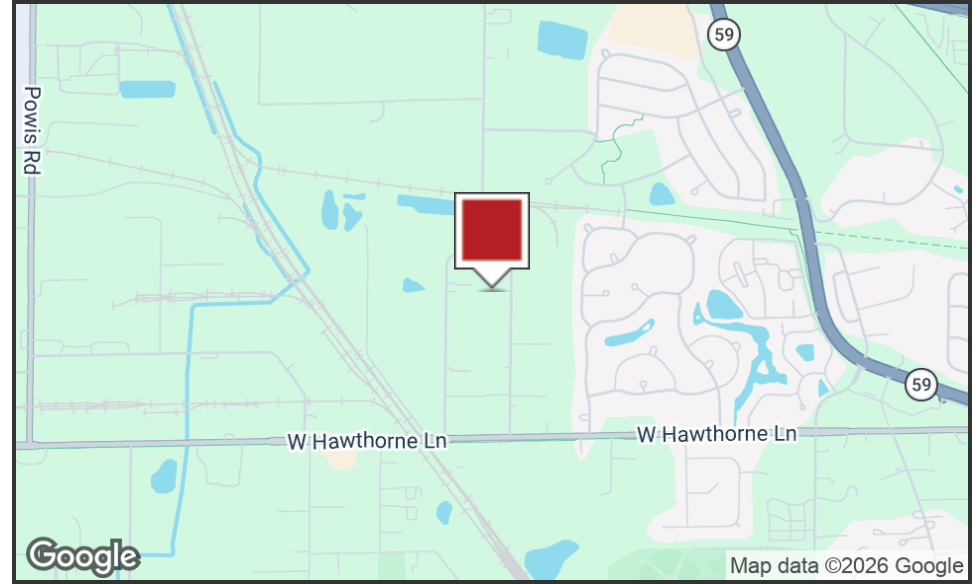
630.567.7800 | morkenassociates.com

STEVE MORKEN

630.567.7800

smorken@morkenassociates.com

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$9.75 SF/yr (NNN)
Building Size:	17,240 SF
RE Taxes/PIN:	\$34,534.58 / 01-33-301-033
Lot Size:	43,750 SF
Year Built:	1990
Renovated:	2019
Zoning:	Industrial

PROPERTY OVERVIEW

Free-Standing 17,240 sf Manufacturing - Warehousing & Distribution - Available For Lease

PROPERTY HIGHLIGHTS

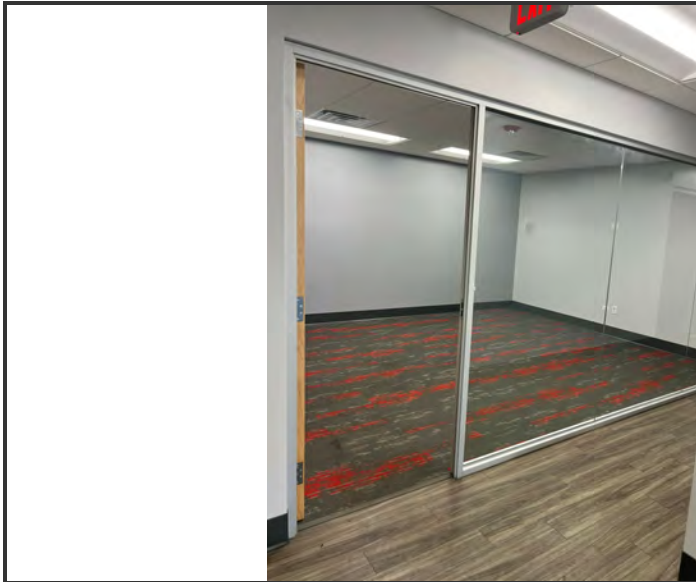
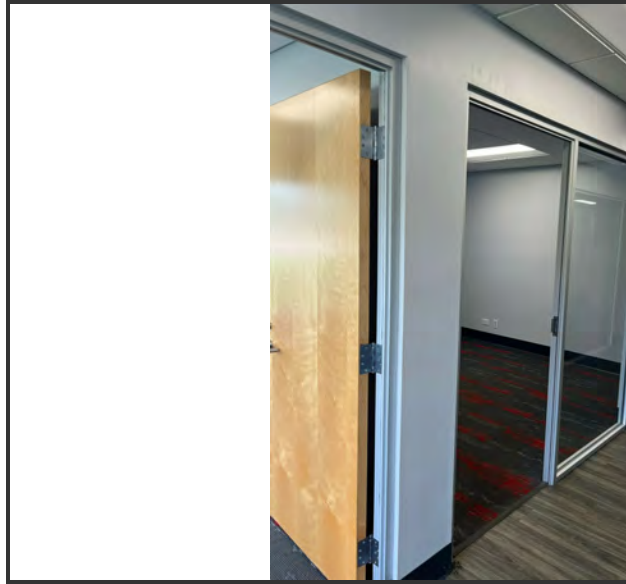
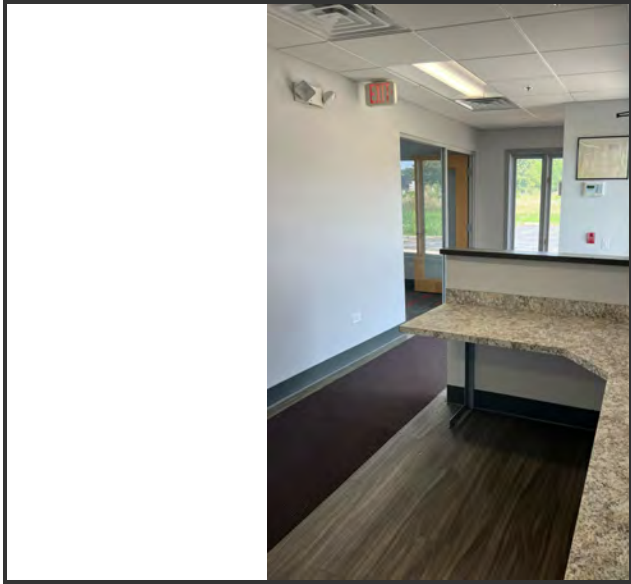
- Free-Standing Building on 1 Acre Site
- Ample Parking
- Excellent Power Distribution (1200 Amps @ 120/208 Volt) with Air-Lines
- LED Lighting
- Interior Loading Dock & (2) Drive-in-Doors
- New Offices; 6 Private Offices, Conference Room, Lunchroom, 2 Office Washrooms
- Available Summer, 2026 or by agreement

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Office Photos

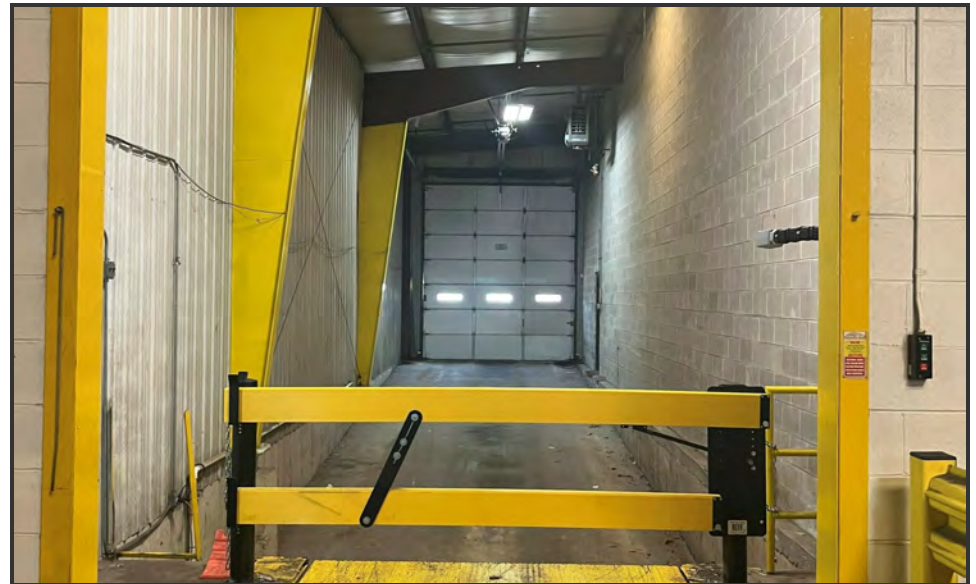


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Warehouse Photos



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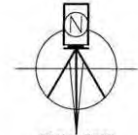
Plat Of Survey

PLAT OF SURVEY D.F.L.S.

DALE FLOYD LAND SURVEYING L.L.C.
2600 KESLINGER ROAD SUITE A
GENEVA, ILLINOIS 60134
PHONE: 630-232-7705 FAX: 630-232-7725
E-MAIL: DFLS@SBCGLOBAL.NET

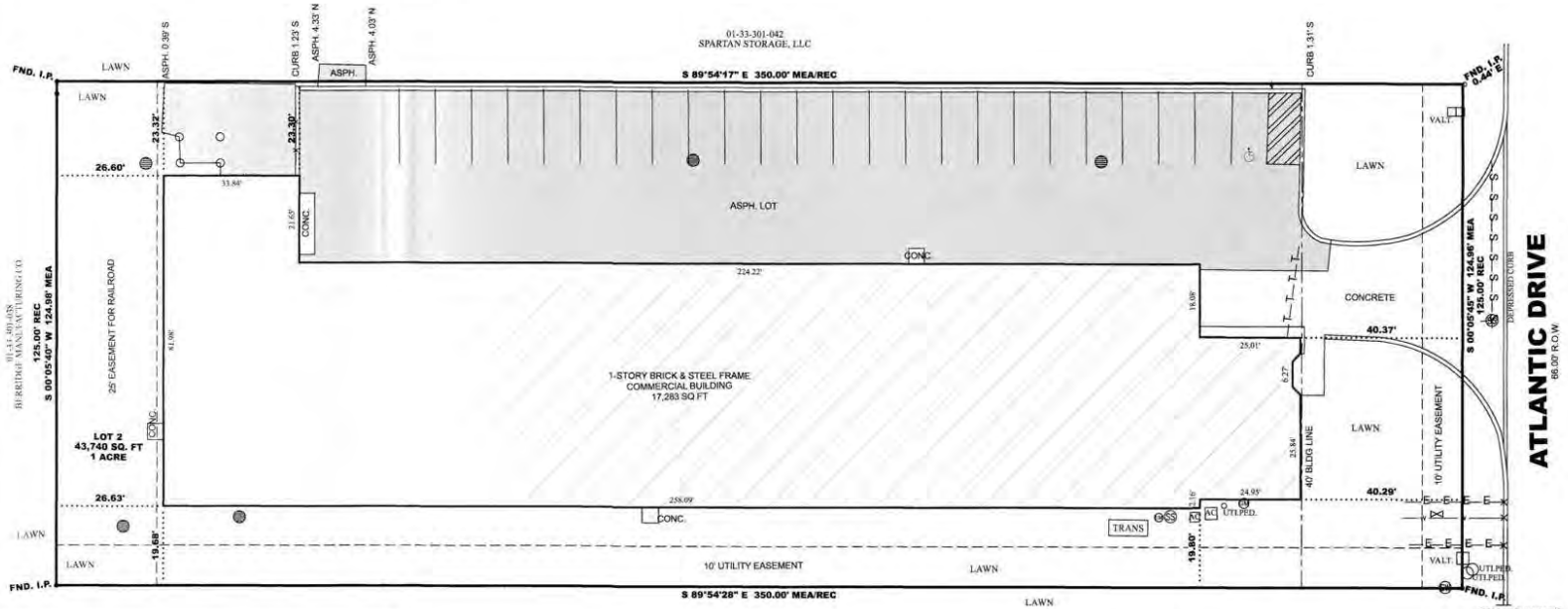
LOT 2 IN SHANAHAN'S RESUBDIVISION, BEING A RESUBDIVISION OF LOT 18 IN WEST CHICAGO INDUSTRIAL CENTER UNIT SEVEN-A, BEING A RESUBDIVISION IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SHANAHAN'S RESUBDIVISION RECORDED JANUARY 29, 1990 AS DOCUMENT R90-012642, IN DUPAGE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 1180 ATLANTIC DRIVE, WEST CHICAGO, ILLINOIS



SCALE: 1"=20'
0 20 40 60

AREA MAP



LEGEND	
	B-BOX
	GAS METER
	ELECTRIC METER
	SANITARY SEWER MANHOLE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	CATCH BASIN
	PHONE MARKING
	SAN SEWER MARKING
	ELECTRIC MARKING

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 22011681GV
DATED: NOVEMBER 10, 2022

TABLE A ITEMS
ITEM 1) MONUMENTS HAVE BEEN STAKED OR FOUND AS NOTED ON PLAT
ITEM 2) ADDRESS IS NOTED ON PLAT

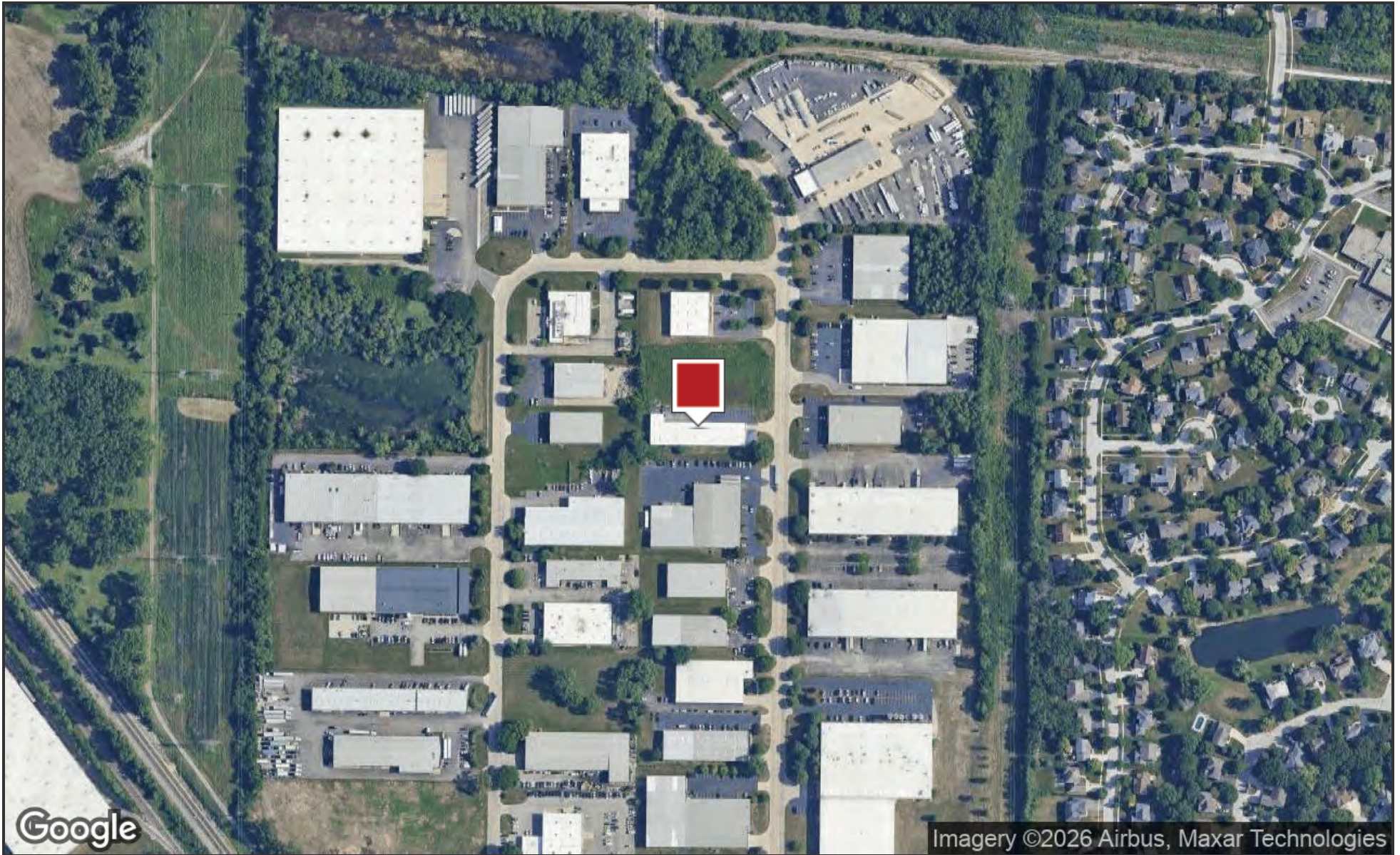
STATE OF ILLINOIS
COUNTY OF KANE
S.S.
I CERTIFY TO:
CHICAGO TITLE INSURANCE CO.
RANDALL TERRACE HEALTH CENTER, LLC
THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENT FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY



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Location Map



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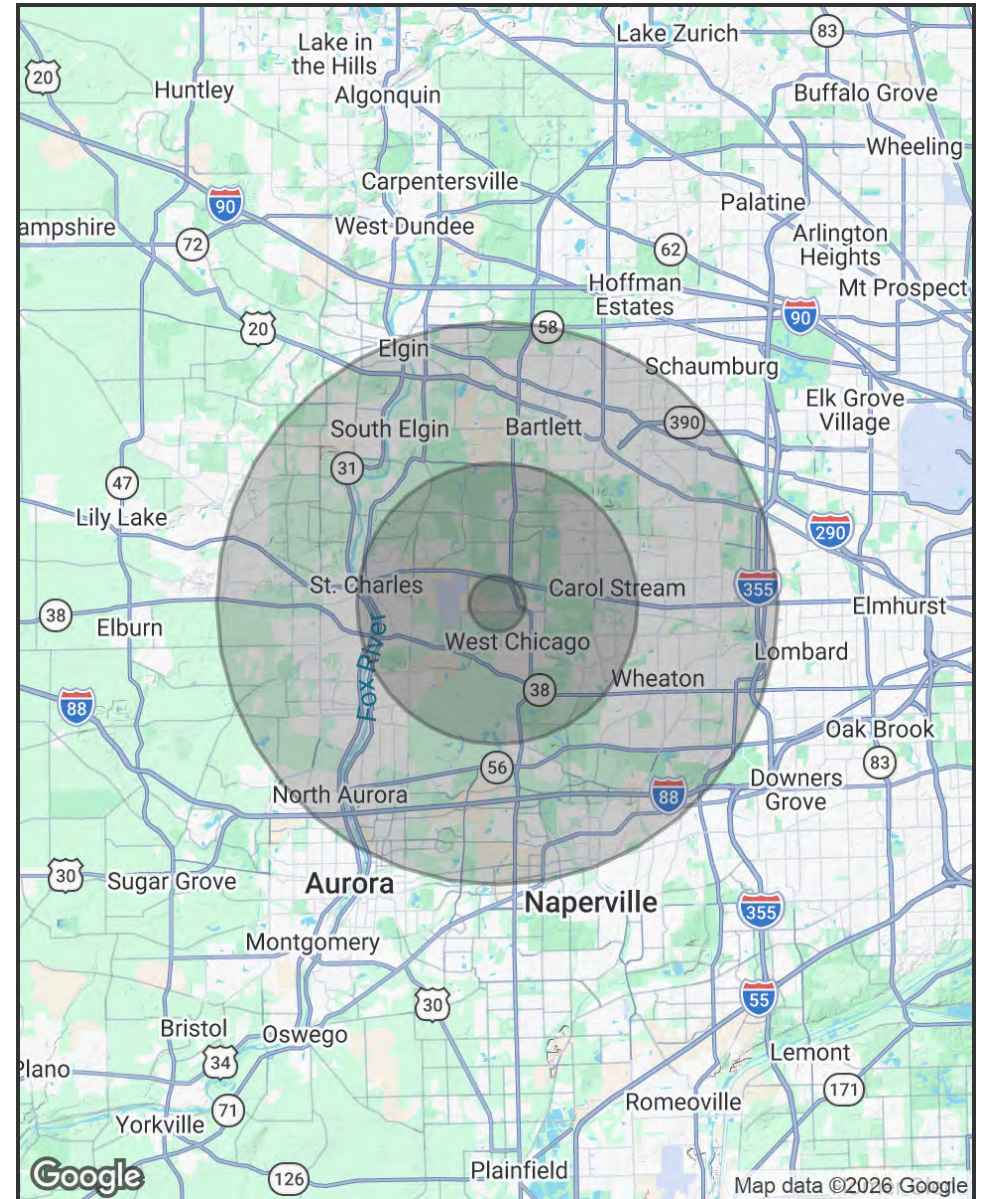
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,170	135,204	743,230
Average Age	38.7	41.2	39.2
Average Age (Male)	37.9	39.8	38.3
Average Age (Female)	40.9	42.2	39.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,314	47,820	273,963
# of Persons per HH	2.4	2.8	2.7
Average HH Income	\$75,435	\$117,555	\$112,981
Average House Value	\$146,571	\$294,963	\$292,230

2020 American Community Survey (ACS)



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