

# 949 Aec Drive

## INDUSTRIAL BUILDING FOR SALE

949 Aec Dr, Wood Dale, IL 60191

[Property Website](#)

±27,200 SF  
Building

Immaculate  
Condition

Heavy  
Power

A/C Throughout  
Entire Facility

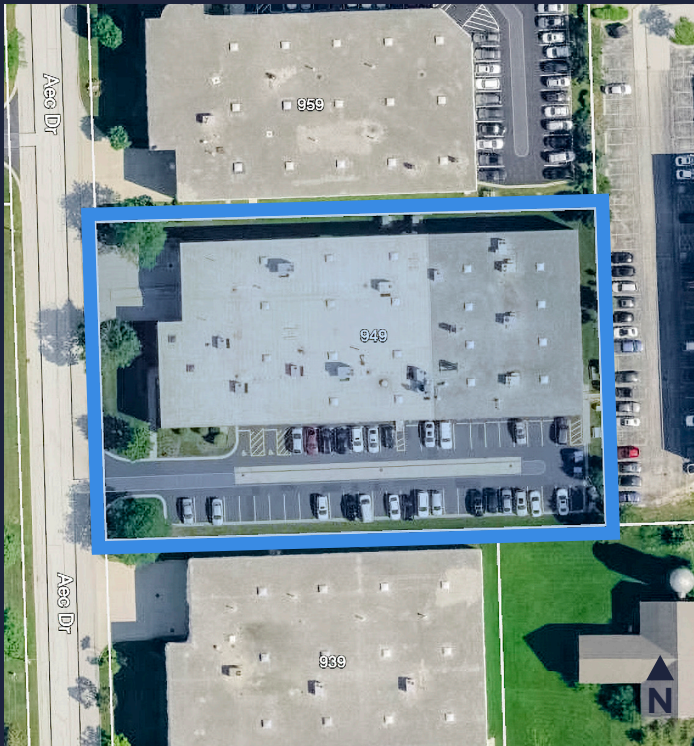


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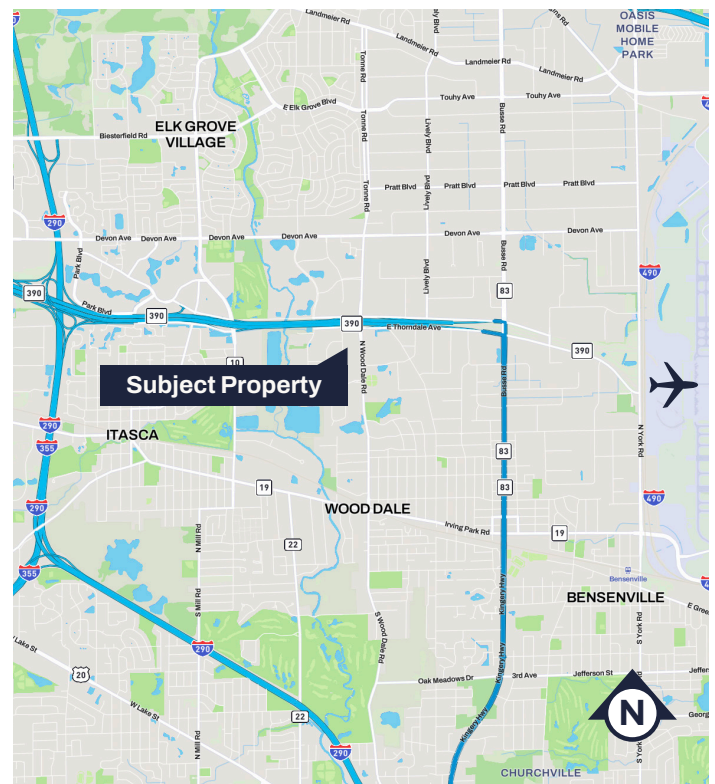
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## Property Highlights

- Immaculate condition
- Heavy power
- A/C throughout entire facility
- Roof with warranty
- Floors in great condition
- Glass offices
- Painted roof deck
- Mezzanine area (not included in building SF)
- Security cameras throughout
- External alarm system
- Low DuPage County taxes
- Direct access to I-390 (Elgin-O'Hare Tollway)
- Close proximity to O'Hare International Airport

<b>BUILDING SIZE</b>	<b>±27,200 SF</b>
<b>LAND AREA</b>	<b>±1.31 AC</b>
<b>OFFICE SIZE</b>	<b>±4,560 SF</b>
<b>CEILING HEIGHT</b>	<b>±18'</b>
<b>LOADING</b>	<b>2 Docks / 1 DID</b>
<b>POWER</b>	<b>800A 480V &amp; 1200A 208V (to be confirmed)</b>
<b>PARKING</b>	<b>±50 Cars</b>
<b>ZONING</b>	<b>I-1 Industrial/Business Park District</b>
<b>SPRINKLERS</b>	<b>Wet</b>
<b>HEATING</b>	<b>Forced Gas</b>
<b>CONSTRUCTION</b>	<b>Masonry</b>
<b>YEAR BUILT</b>	<b>1994 (Addition: 2000)</b>
<b>RE TAXES</b>	<b>\$64,104.24 (2025)</b>
<b>SALE PRICE</b>	<b>Subject to Market</b>



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OFFICE



WAREHOUSE



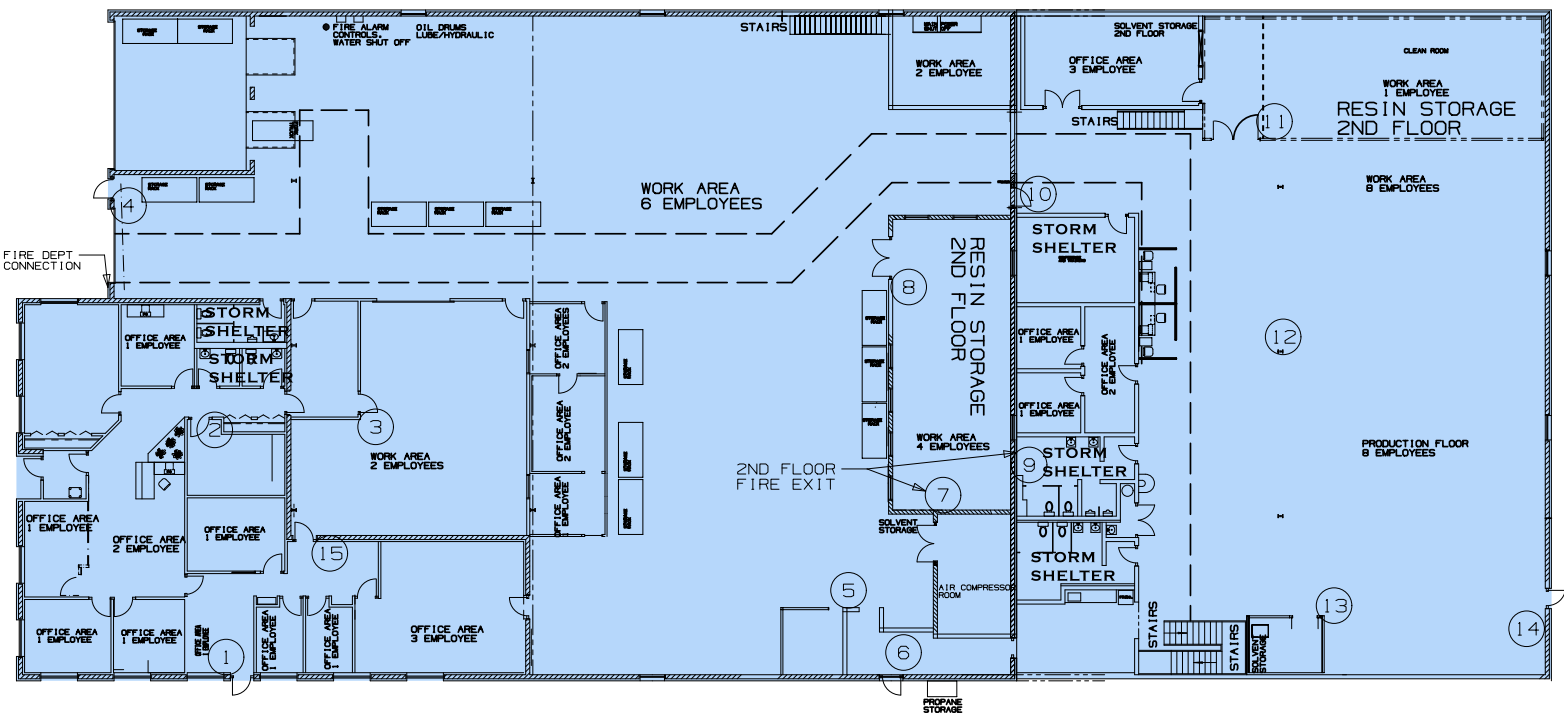
WAREHOUSE

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**FLOOR PLAN**



**WORK AREA**



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