

**Industrial Property For Lease W/Heavy Power!**

# 17,482 SF - CORNER UNIT

1300 W Washington St, West Chicago, IL 60185



**SIZE:**

17,482 SF

**ADDRESS:**

1300 W Washington St West Chicago, IL 60185

**ZONING:**

M

**SUMMARY:**

17,482 sf Corner Unit - 12' x 14 Drive-in-Door, 2 exterior docks with weather seals & levelers. Also Heavy Power - 1600 Amps @ 480 Volt. Offices renovated in 2000 - new LED Lights throughout! Ample Parking. Available August 1, 2026.

**MORKEN**  
& ASSOCIATES

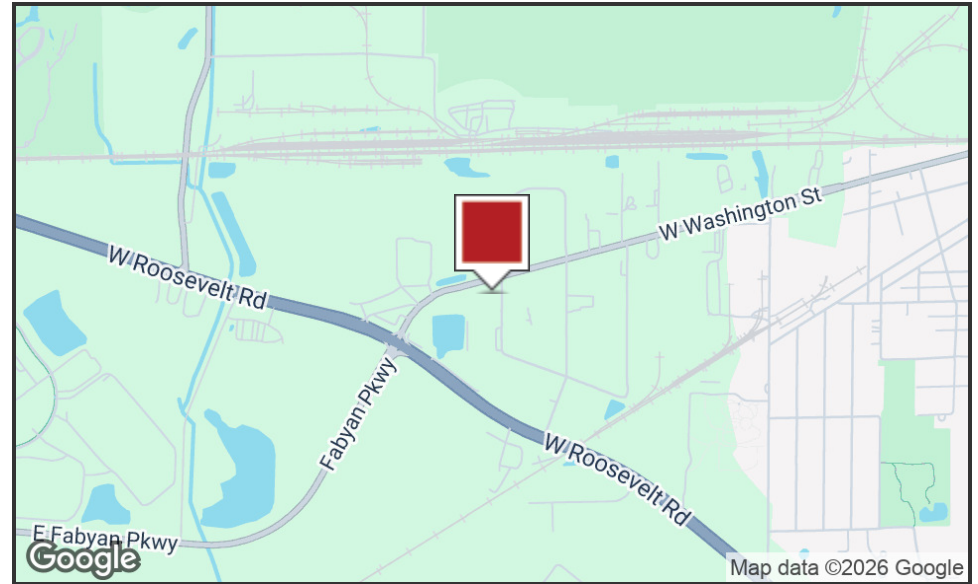
**MORKEN & ASSOCIATES**

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# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Building Size:	66,000 SF
Available SF:	17,482 SF
Lot Size:	42,995 SF
Zoning:	M

## PROPERTY OVERVIEW

17,482 sf Corner Unit - 12' x 14 Drive-in-Door, 2 exterior docks with levelers. Also Heavy Power - 1600 Amps @ 480 Volt. Offices renovated in 2000 - new LED Lights throughout! Ample Parking. Available August 1, 2026.

## PROPERTY HIGHLIGHTS

- \* Corner Unit!
- \*1600 App @480 Volt Service
- \*12' Clear Height
- \*3,800 sf office with 2,500 sf of concrete mezzanine!
- \*Ample Parking
- \*Available August 1, 2026

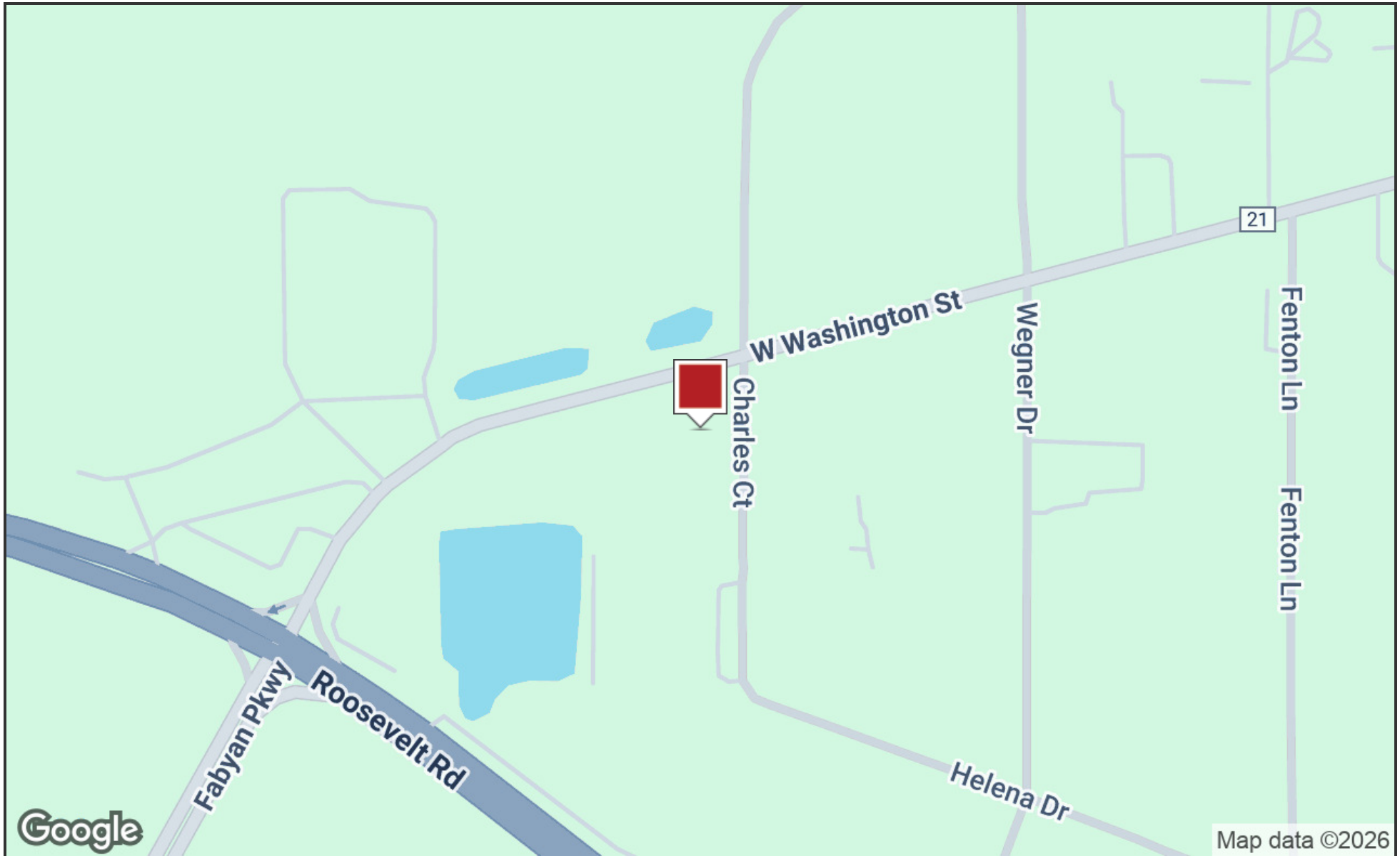
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## Location Map



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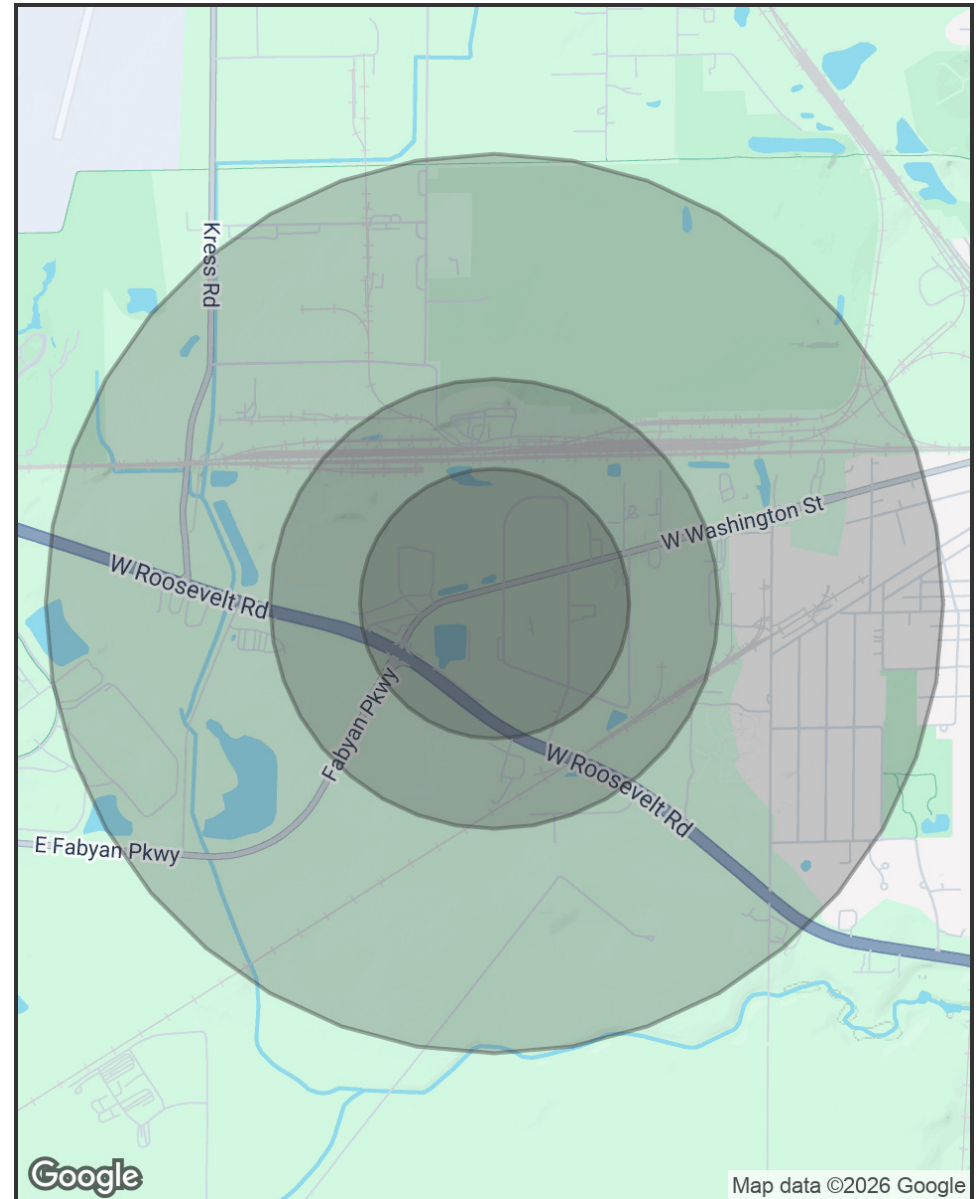
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# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2	13	2,060
Average Age	36	35	34
Average Age (Male)	36	35	34
Average Age (Female)	36	36	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	4	539
# of Persons per HH	2	3.3	3.8
Average HH Income	\$97,039	\$94,523	\$89,565
Average House Value	\$337,746	\$337,258	\$244,779

Demographics data derived from AlphaMap



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