

AVAILABLE FOR LEASE

803 Industrial Dr.
West Chicago, IL 60185

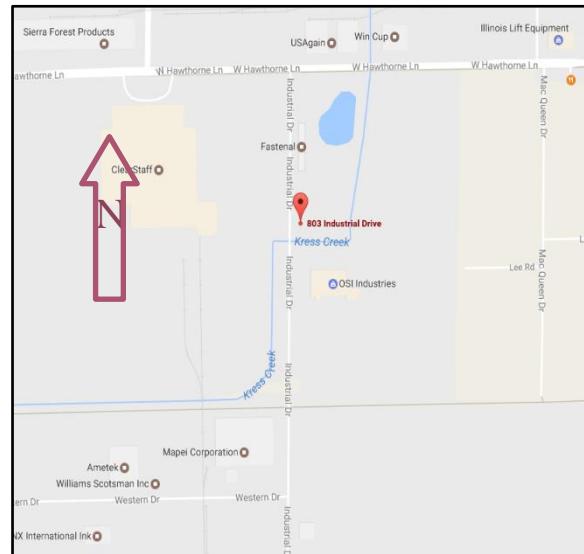


2,500 SF

INDUSTRIAL SPACE

\$7.50 PSF
Modified Gross

- Available now!
- 2,500 SF industrial unit, which includes 500 SF of carpeted office/reception area
- Private Truck Level Dock, with 8x8 OHD
- 18' ceilings in warehouse 200 AMP 3 phase electric
- Great location between North Ave. & Roosevelt Rd., just west of Rt. 59
- Property professionally managed by Key Investment & Management Inc.



FOR FURTHER INFORMATION CONTACT:

Kimberly Hess
630.932.5757

khess@key-investment.com



Office: 630.932.5757
Fax: 630.932.5755
1263 S. Highland Ave., Suite 2W,
Lombard, IL 60148
www.key-investment.com

Real Estate

Brokerage

Leasing

Management

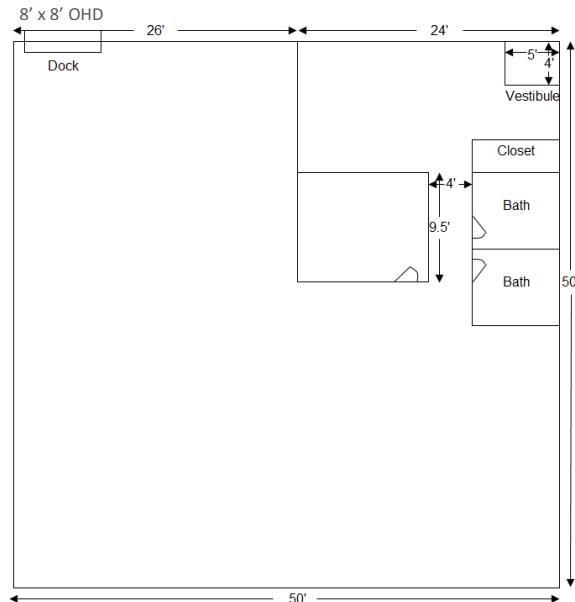
803 Industrial Dr.
West Chicago, IL 60185

1263 S. Highland Ave, Suite 2W
Lombard, IL 60148
Office: 630.932.5757 Fax: 630.932.5755
www.key-investment.com
Kimberly Hess
khess@key-investment.com



AVAILABLE FOR LEASE

PROPERTY SPECIFICATIONS	
Building Size:	18,000 SF
Available Space:	500 SF Office 2000 SF Warehouse
Year Built:	1973
Zoning:	M - Manufacturing
Parking:	Open Lot
DID:	None
Dock:	1 - 8' x 8' OHD
Ceiling Height:	18' Warehouse/8' Office
Power:	200 AMP - 3 Phase
Washrooms:	2
Sprinklered:	No
Utilities:	Gas, Electric, & Water/Sewer
Real Estate Tax Stop:	\$1.41
CAM:	Included
Possession:	Immediately
Lease Term:	Minimum 1 year
Lease Rate:	\$7.50 PSF \$1562.50 Per Month



All dimensions are approximate. Drawing not to scale.



11/30/2020

Real Estate

Brokerage

Leasing

Management

The information contained herein was obtained from sources deemed reliable; however, it has not been independently verified, and no warranties, expressed or implied, are made as to the accuracy thereof. Terms of sale or lease and availability are subject to change or withdrawal without notice.