

AVAILABLE FOR LEASE

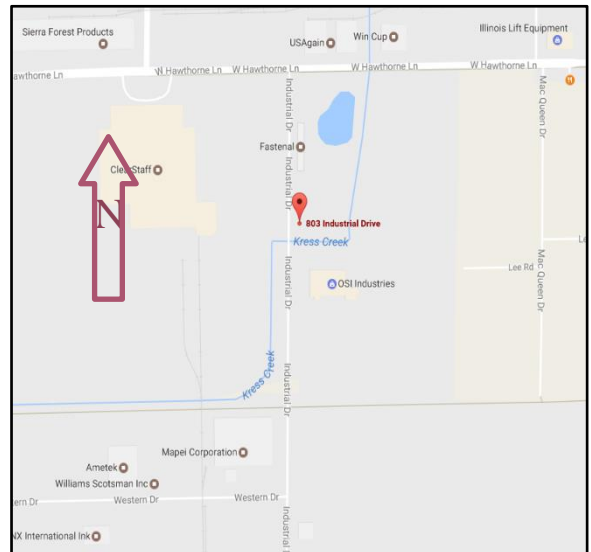
803 Industrial Dr.
West Chicago, IL 60185



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

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**KEY INVESTMENT
& Management Inc.**

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Real Estate

Brokerage

Leasing

Management

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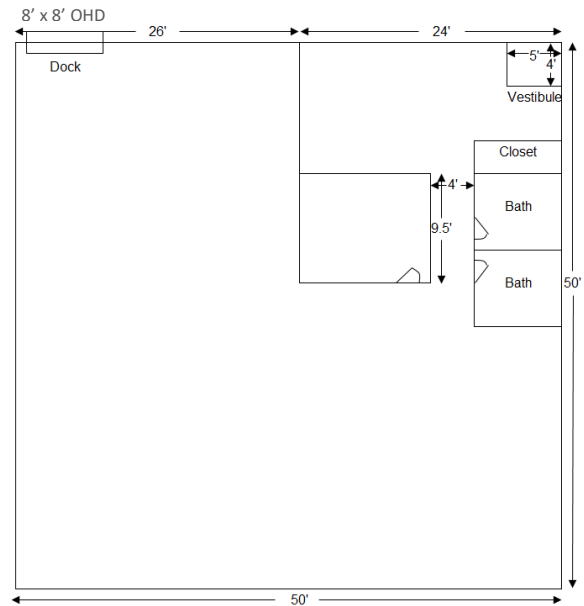
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PROPERTY SPECIFICATIONS

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

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All dimensions are approximate. Drawing not to scale.



11/30/2020

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