

Industrial Unit For Lease

14,218 SF - FRONTING ON WASHINGTON STREET!

1310 Washington Street, West Chicago, IL 60185



SIZE:

14,218 SF

ADDRESS:

1310 Washington Street West Chicago, IL 60185

ZONING:

M-Manufacturing

SUMMARY:

Approximately 3,400 sf; large general office, conference room, 7 private offices/shop offices, lunchroom and 4 washrooms.

**MORKEN
& ASSOCIATES**

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3820 Ridge Pointe Drive, Geneva, IL 60134

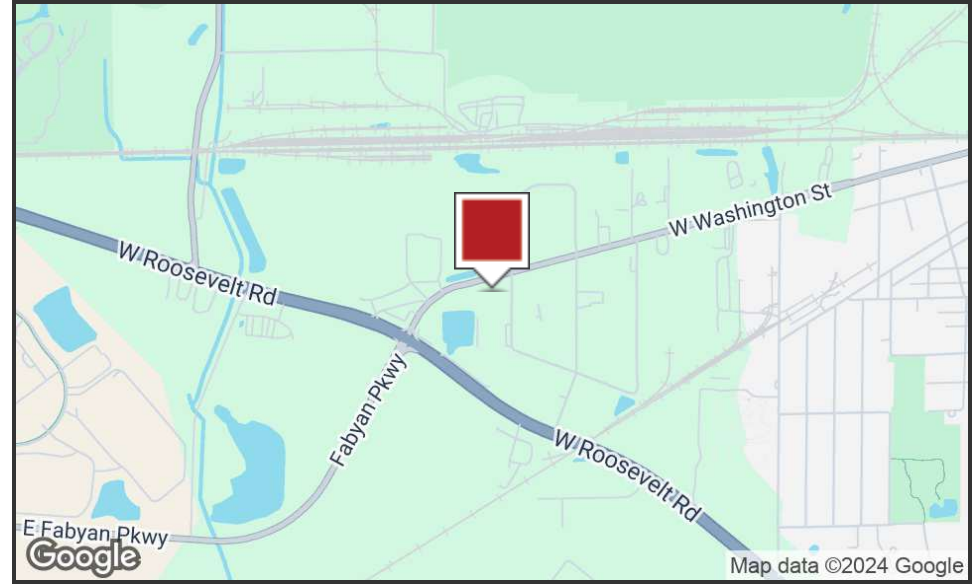
630.567.7800 | morkenassociates.com

STEVE MORKEN

630.567.7800

smorken@morkenassociates.com

Executive Summary



OFFERING SUMMARY

Lease Rate: \$11.00 psf Gross
Available SF: 14,218 SF

PROPERTY OVERVIEW

Approximately 3,400 sf; large general office, conference room, 7 private offices/shop offices, lunchroom and 4 washrooms. Full 2,500 sf Concrete Mezzanine for added storage!

PROPERTY HIGHLIGHTS

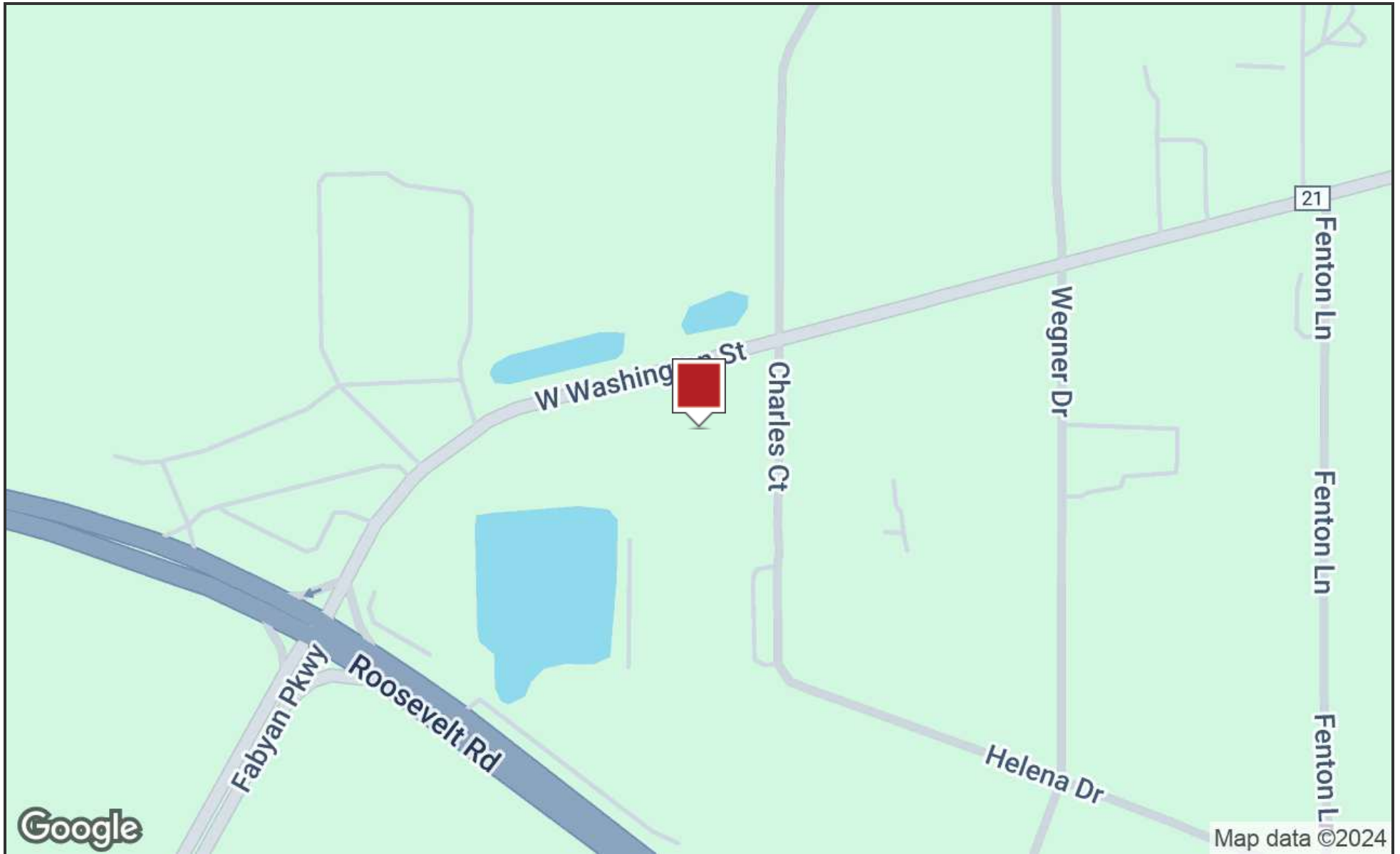
- Exterior truck dock w/leveler
- 12' x 14' drive-in-door w/floor drain
- 800 Amps 277/480 Volt 3 Phase
- Available by Agreement
- Partial Concrete Mezzanine over main office area for extra storage!

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Location Map

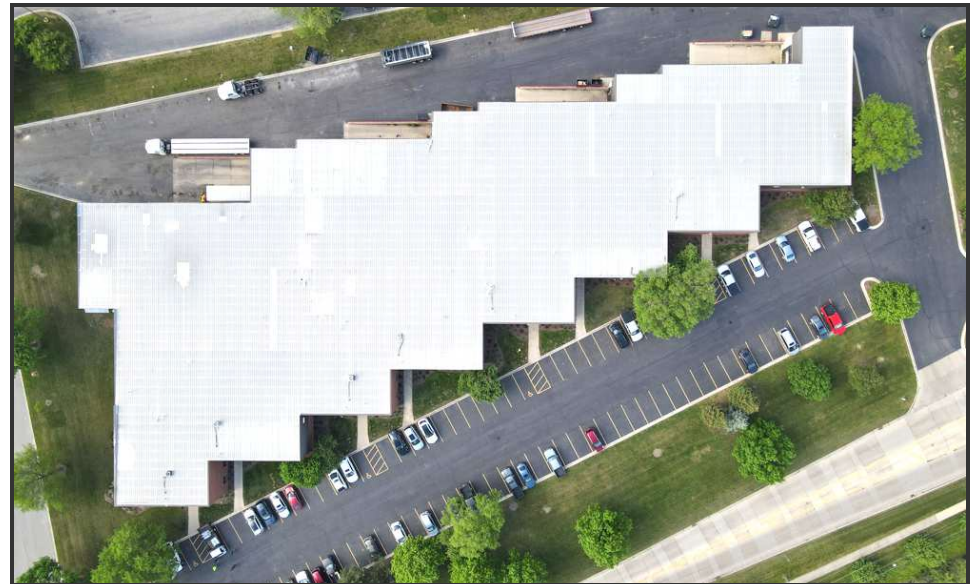


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Additional Photos



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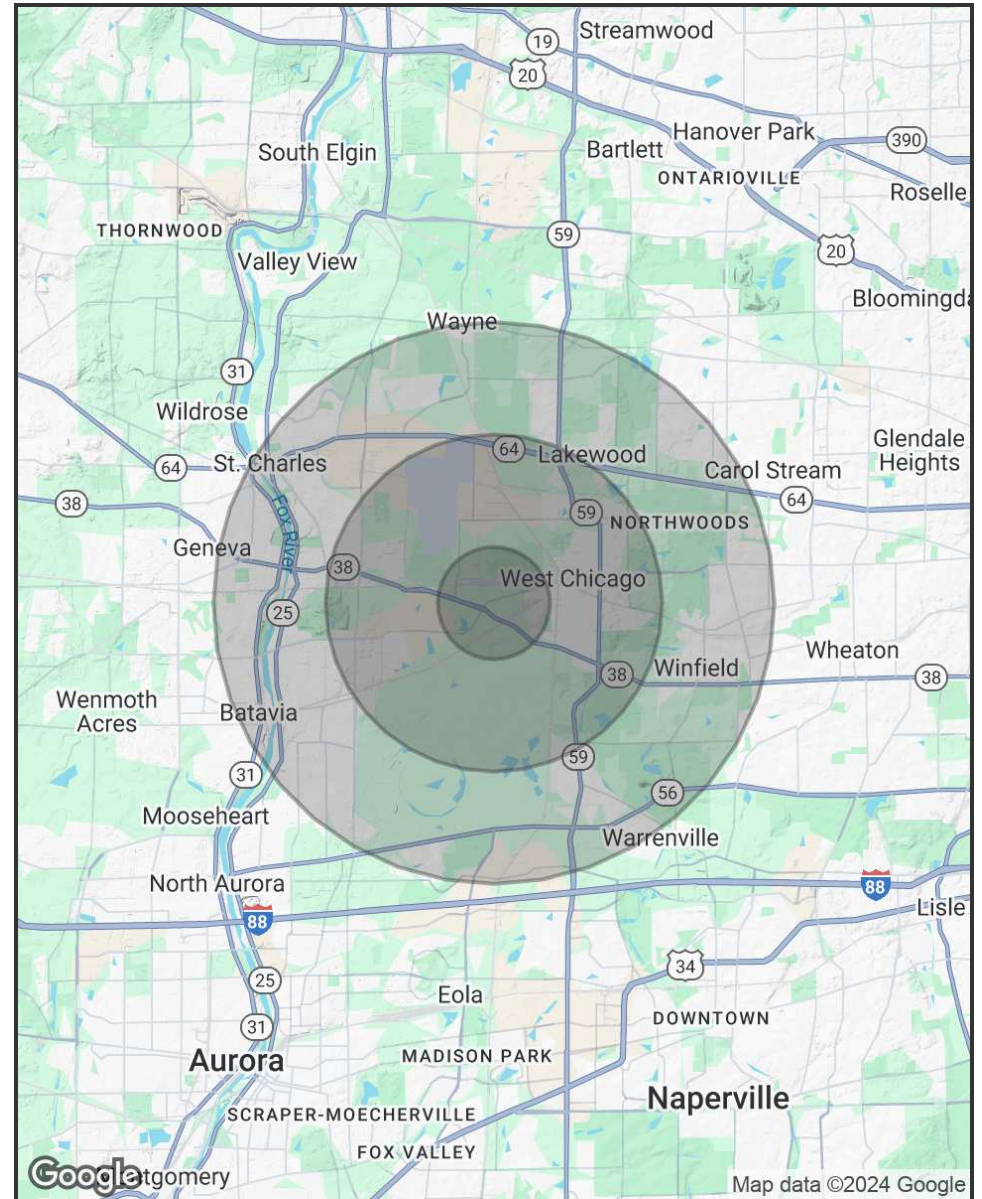
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,971	33,134	99,555
Average age	30.7	31.8	35.8
Average age (Male)	30.4	31.5	35.2
Average age (Female)	30.5	32.1	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	838	10,137	33,651
# of persons per HH	3.5	3.3	3.0
Average HH income	\$79,046	\$79,465	\$95,366
Average house value	\$250,082	\$299,813	\$343,753

* Demographic data derived from 2020 ACS - US Census



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