

For Lease:

6808 Hobson Valley Drive, Unit 103
Woodridge, IL 60517
1,500 s.f.

PROPERTY HIGHLIGHTS



**Minutes to I-355 at 63rd Street
Occupancy January 1, 2026**

Size: 1,500 s.f.
Site Size: P.O.L.B.
Ceiling Height: 18'
Parking: 3 cars.

Offices: 150 s.f. (10%) general office, one restroom
Loading: One 12' x 14' drive-in door.
Zoning: M-1 manufacturing.
Power: 100 amps, 240 volt 3 phase

Details: 1,500 s.f. total (25' x 60'); 12'x14' insulated drive-in door with opener; 3 car parking + street; wet fire sprinkler; quick I-355 highway access 1.5 miles at 63rd Street interchange.

RENT INCLUDES REAL ESTATE TAXES, BUILDING INSURANCE, COMMON AREA EXPENSES (CAM) AND REFUSE SERVICE.

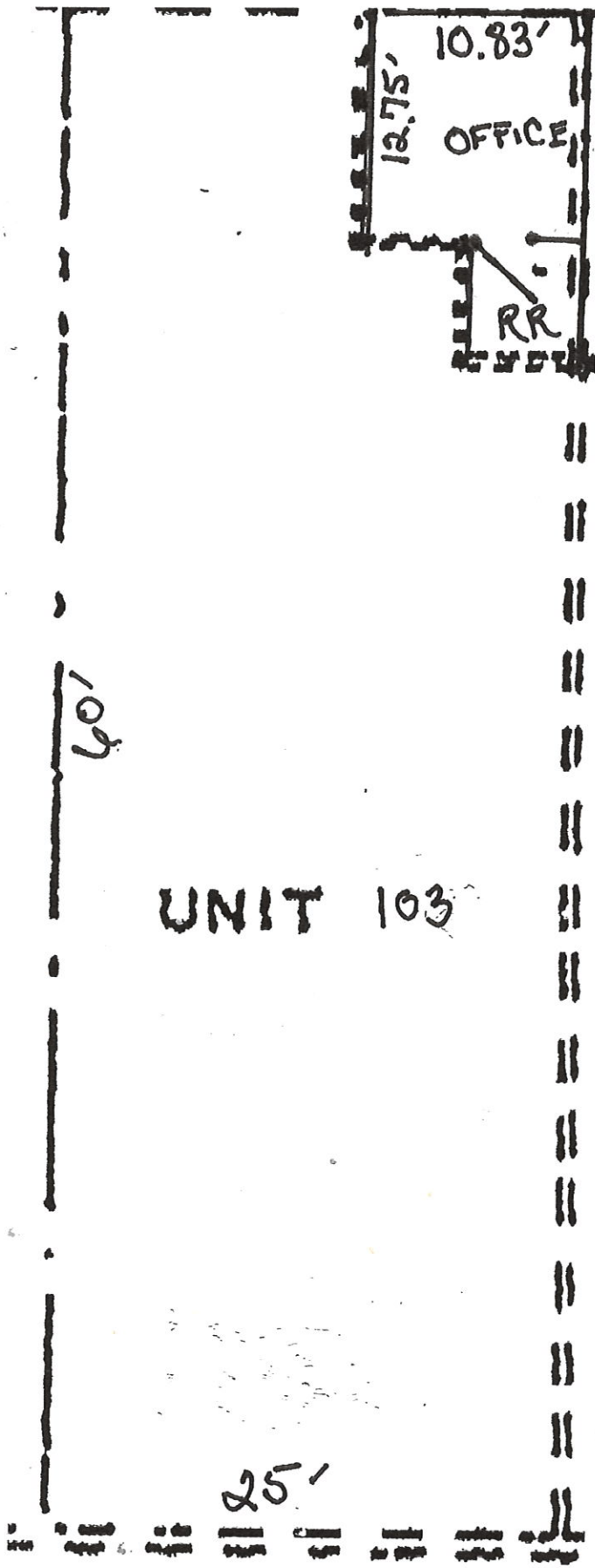
Lease Rate: \$2,200 per month gross.

THE POLIVKA GROUP LLC

COMMERCIAL | INDUSTRIAL REAL ESTATE BROKERAGE

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12.75'

10.83'

OFFICE

RR

40'

UNIT 103

25'