

For  
Sale



## 205 Alexandra Way

Carol Stream, Illinois 60118

### PROPERTY HIGHLIGHTS

- Total Building Square Footage: 33,190 SF
- Clear Height Ranging from: 11'10" to 19'8"
- Power: 1200A/240V 3-Phase
- Close proximity to I-355 via full interchange at North Ave
- Available Date: September 1, 2025
- 4.71 Acre Site, including additional land for parking or development
- Visibility on North Ave with over 43,000 vehicles per day



11'10" - 19'8"  
CLEAR HEIGHT



1 DOCK  
2 DRIVE-IN DOORS



154  
SURFACE SPACES  
ON 4.71 ACRES



EASY ACCESS  
TO I-355

### Contact

Adam Johnson  
+1 630 317 0729  
ajohnson@hiffman.com

Joe Bronson  
+1 630 317 0725  
jbronson@hiffman.com

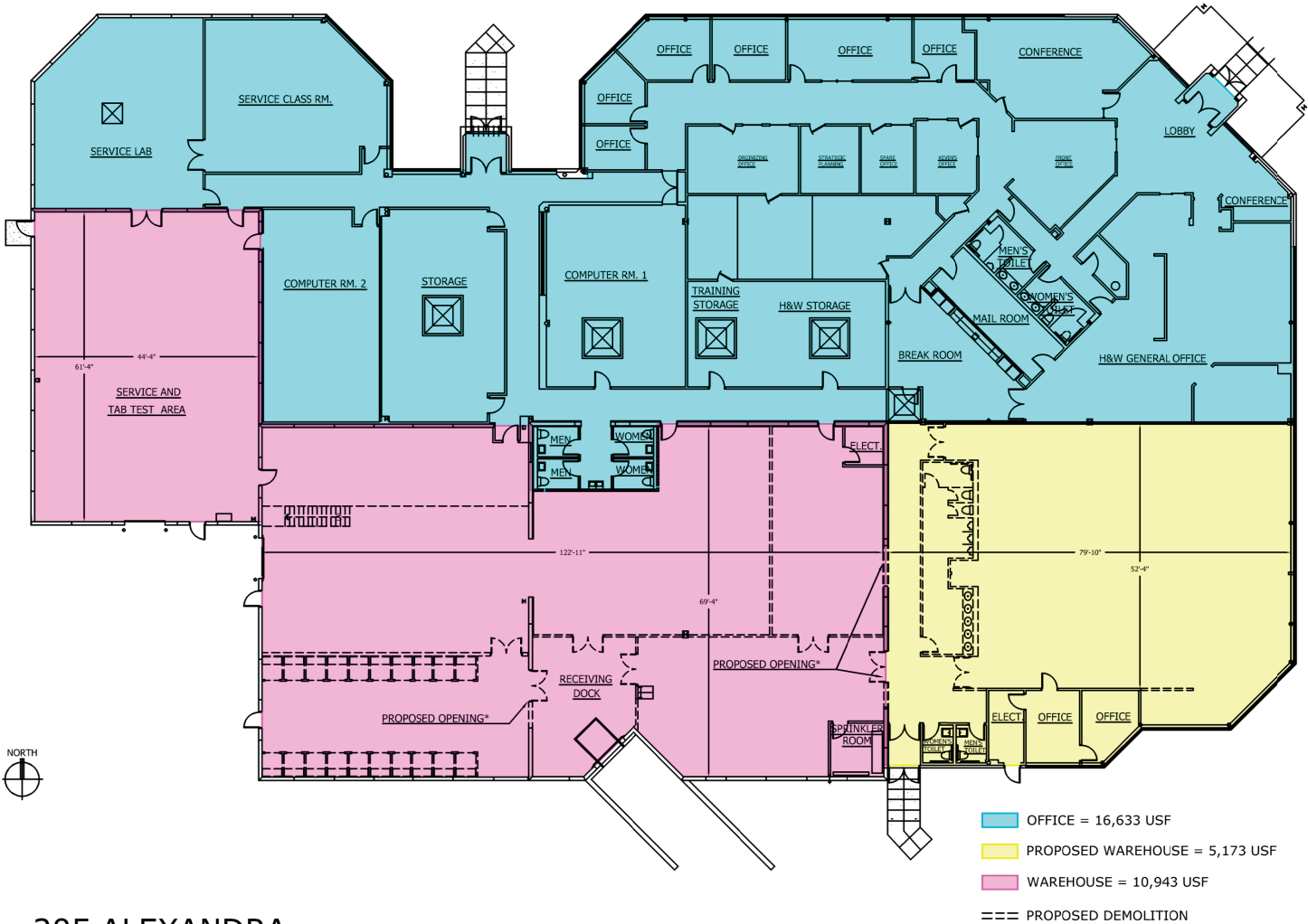
Paddy Dwyer  
+1 630 317 0794  
pdwyer@hiffman.com

One Oakbrook Terrace  
Suite 400  
Oakbrook Terrace, Illinois 60181  
+1 630 932 1234

[hiffman.com](http://hiffman.com)

33,190 SF  
Office/Industrial  
Building

205 ALEXANDRA WAY, CAROL STREAM  
FLOOR PLAN



205 ALEXANDRA

02.04.2025

SCALE: NTS

\* LOCATIONS OF PROPOSED NEW OPENINGS IN EXISTING PRECAST PANELS TO BE CONFIRMED BY PRECAST MANUFACTURER AND/OR STRUCTURAL ENGINEER

- OFFICE SF: 16,633 SF (11'10")
- TRAINING/ADDITIONAL WAREHOUSE: 5,173 SF (11'10")
- WAREHOUSE SPACE: 10,943 SF (16'8"-19'8")

# Building Specifications

TOTAL BUILDING	33,190 SF
PROPERTY TYPE	Office/Industrial Building
LOCATION	NEC of North Avenue & Alexandra Way
SUBMARKET	Central DuPage
LOADING DOCK	1 (8'x10') covered
DRIVE-IN DOORS	2 (8'x10')
CEILING HEIGHT	13'-21'8" (to Deck) 11'10"-19'8" Clear Height
PARKING	154 Surface Spaces
POWER	1200A/240V 3-Phase
YEAR BUILT	1989, additions added in 1999, and 2004
HVAC	Serviced by 9 Roof Top Mounted Units
FIRE/LIFE SAFETY	Fully Sprinklered

## 2024-25 DEMOGRAPHICS | BASED ON A 5-MILE RADIUS



**246,876**

TOTAL POPULATION



**\$126,226**

AVERAGE HOUSEHOLD  
INCOME



**58,333**

LABOR FORCE



**44.0%**

BACHELOR  
DEGREE+

# 205 ALEXANDRA WAY, CAROL STREAM

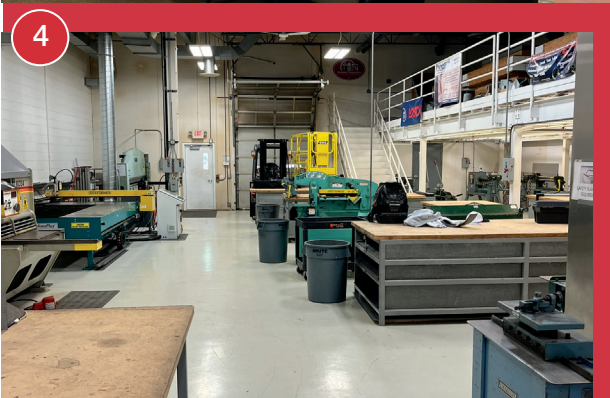
AERIAL WITH LOCAL AMENITIES





PHOTO GALLERY

1. Front of Building
2. Office
3. Conference Room
4. Warehouse
5. Approximate Site Highlighted



CALL TO SCHEDULE A TOUR