

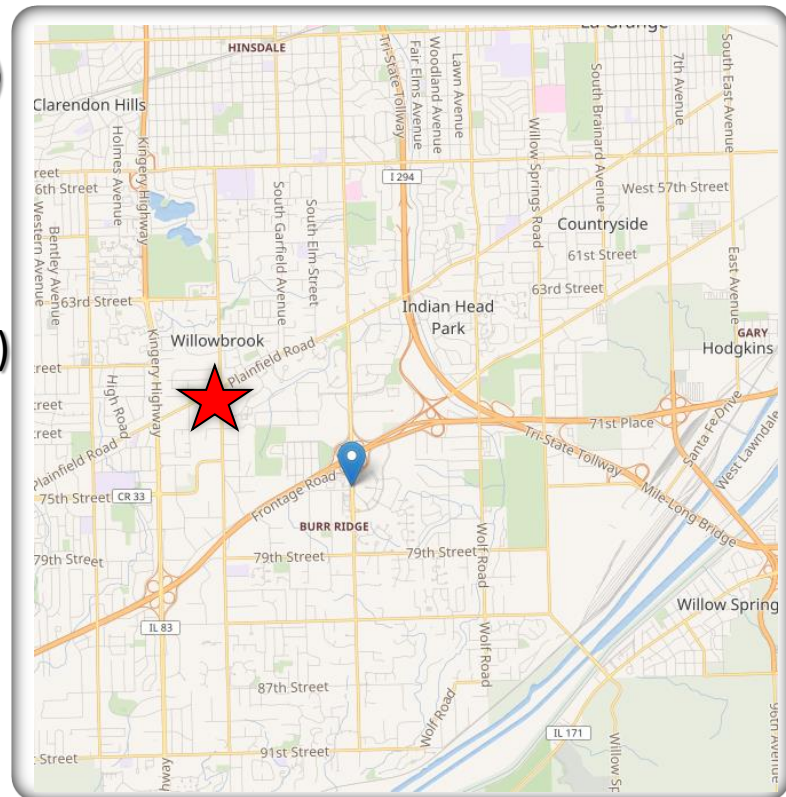
# FOR SALE or LEASE

## Owner User

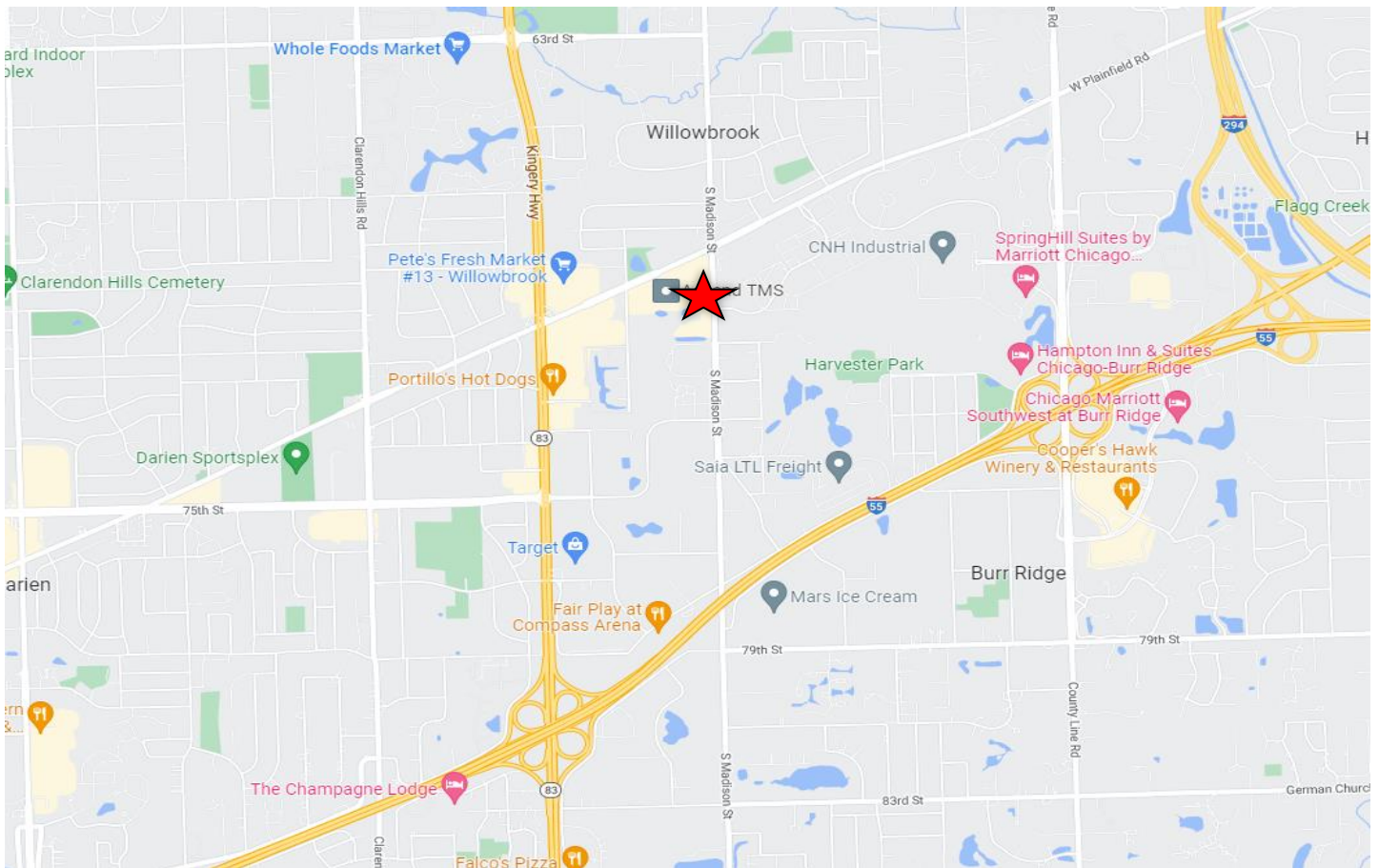
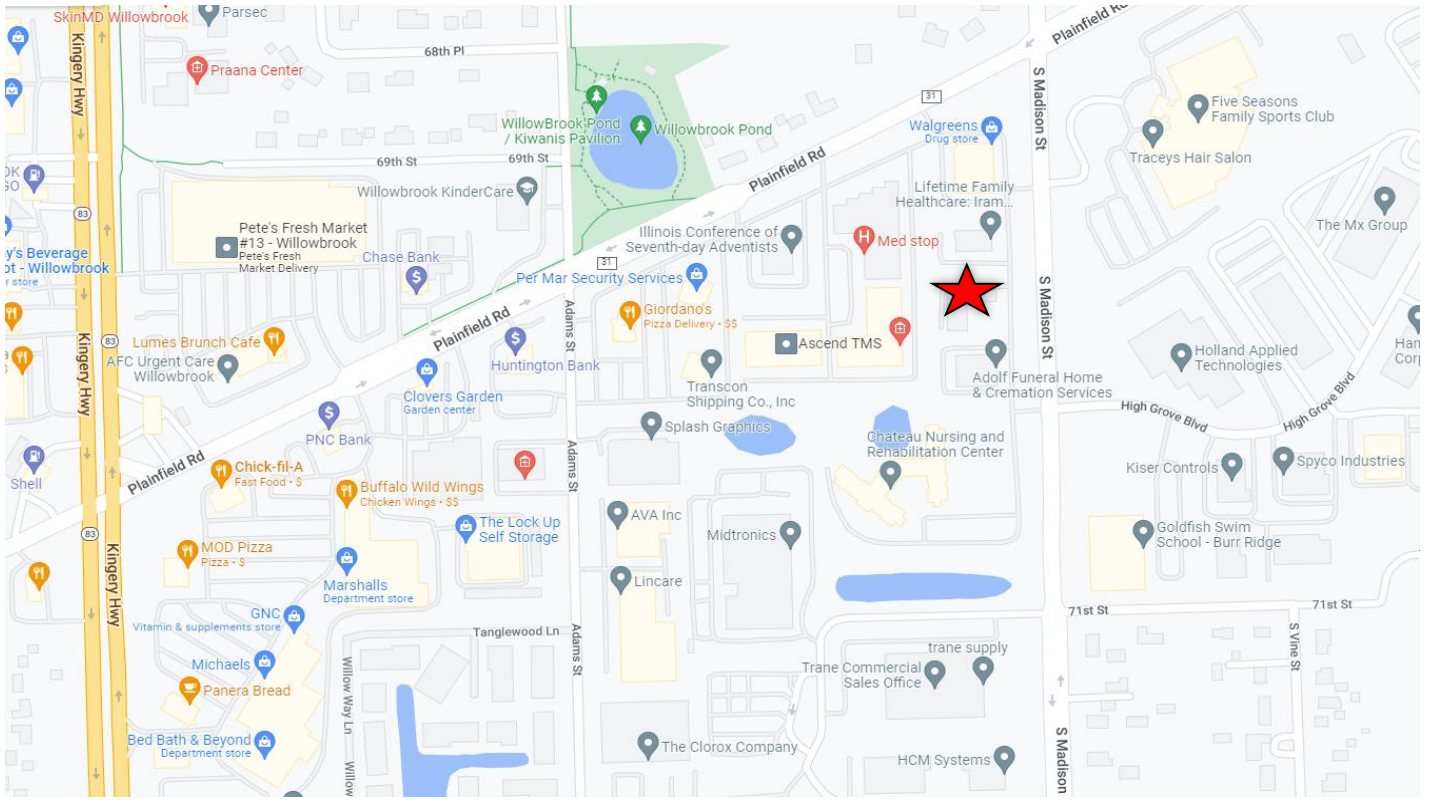
6910 Madison Street, Willowbrook, IL 60527

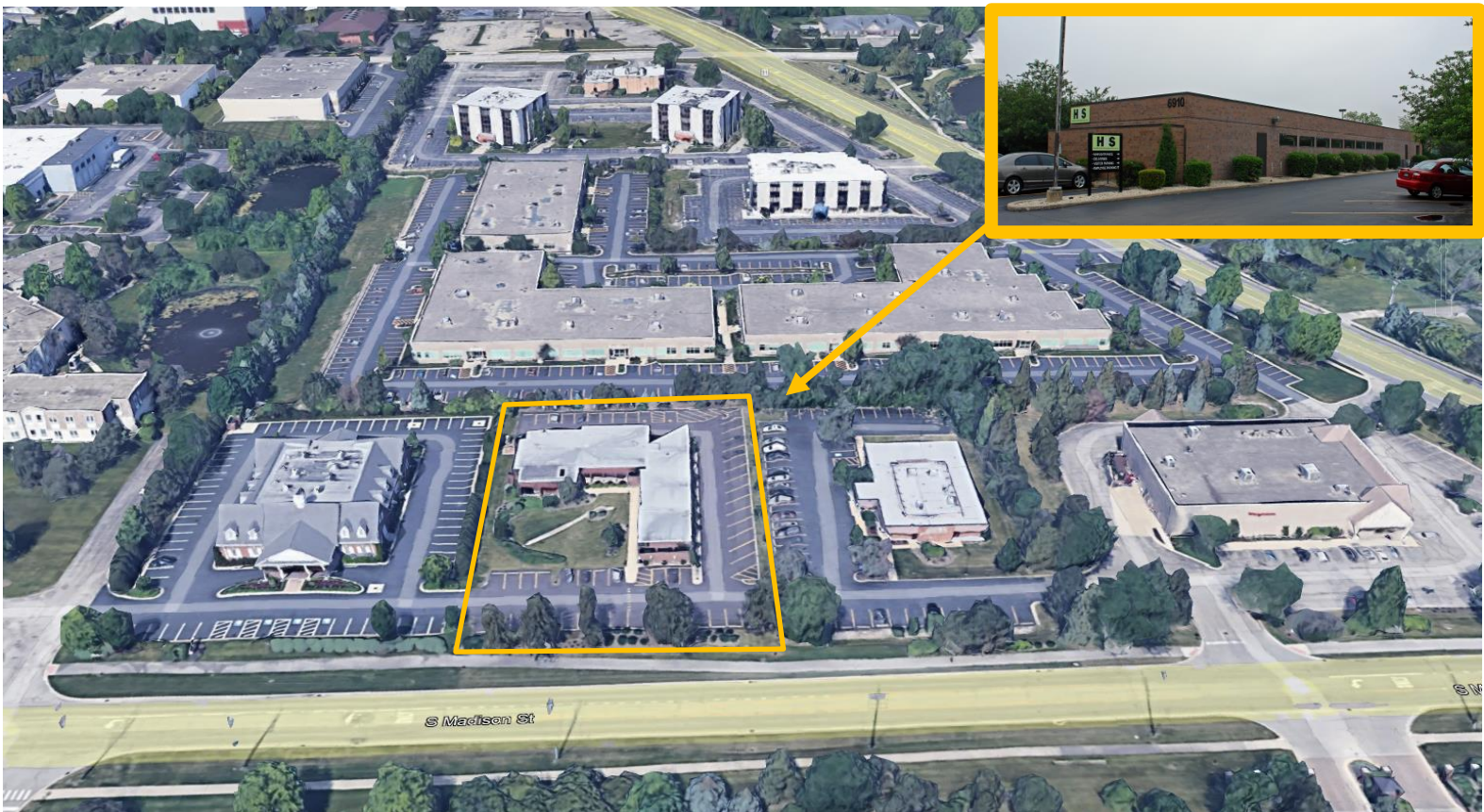


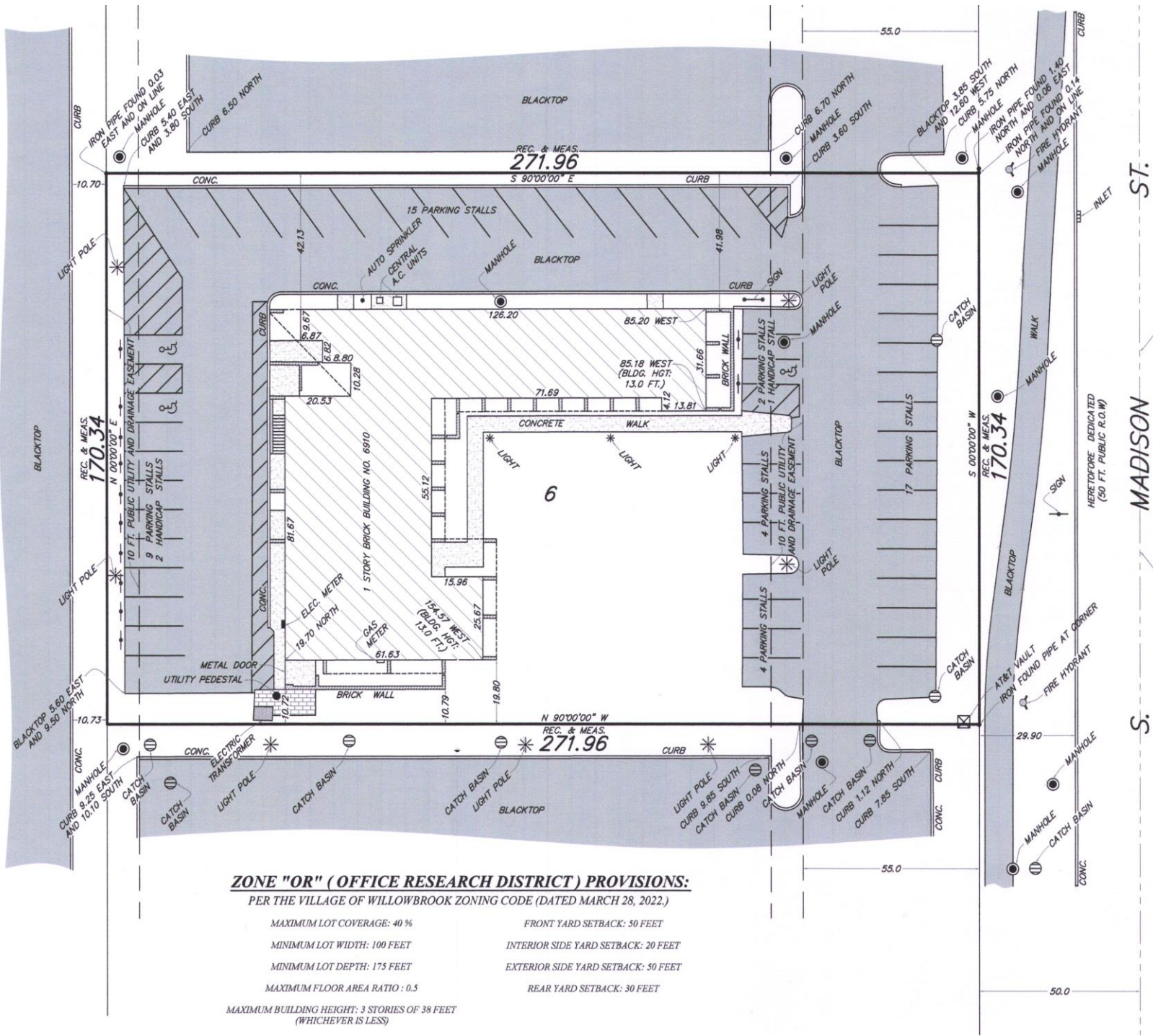
- **SALE PRICE: \$1,650,000 (\$110 PSF)**
- **Lease Rate: \$14.00 PSF | NNN**
- **15,000 SF Building (1<sup>st</sup>FL – 7,500 SF & Partially built out Basement – 7,500 SF)**
- **Commercial Elevator and 3 staircases**
- **Ideal for Owner User / Office / Lab.**
- **54 Parking Stalls / Includes 3 Handicap**
- **Reasonable DuPage County Taxes**
- **Easy Access to I-55, I-294**



## LOCATION MAP: Willowbrook, IL





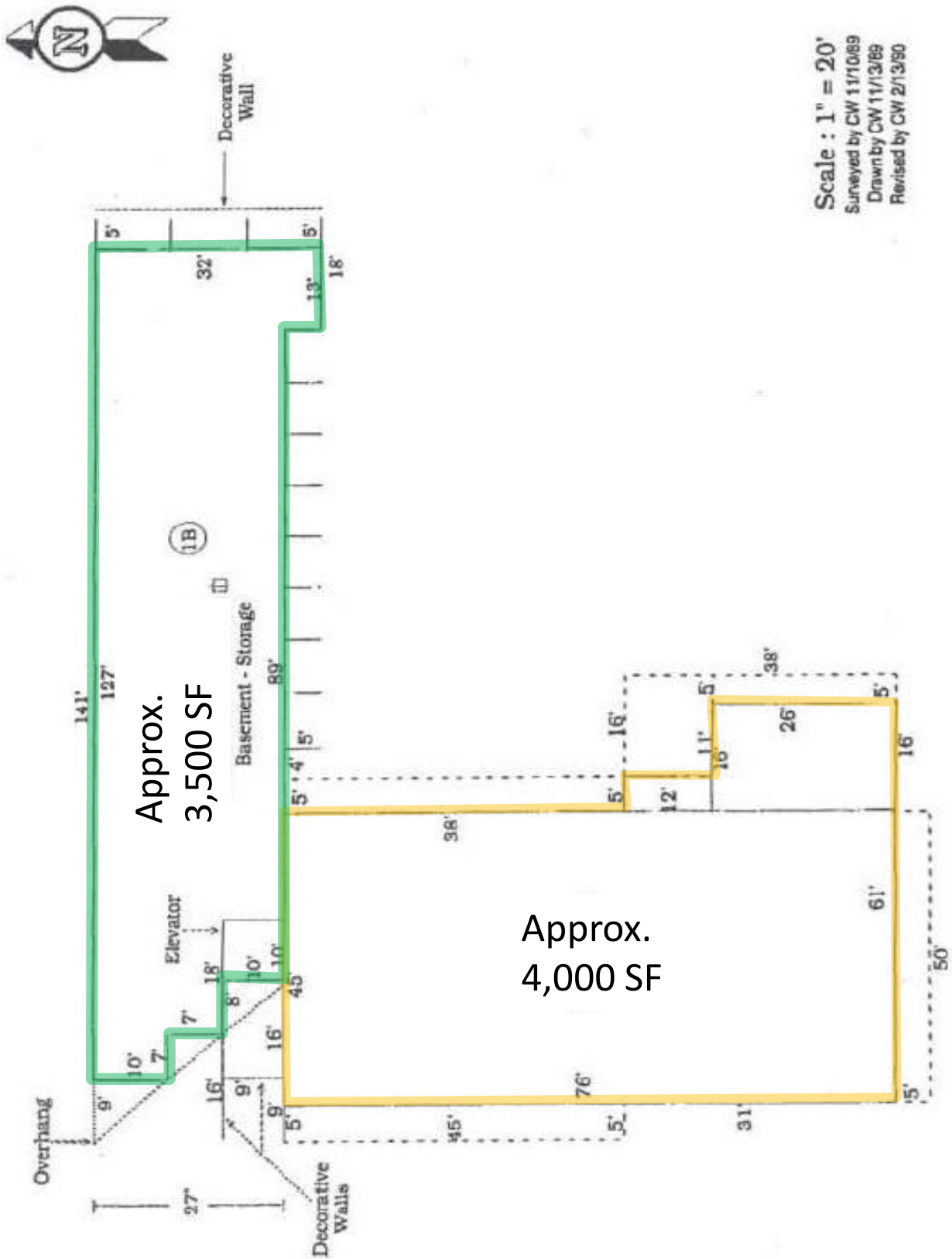


**ZONE "OR" (OFFICE RESEARCH DISTRICT) PROVISIONS:**  
 PER THE VILLAGE OF WILLOWBROOK ZONING CODE (DATED MARCH 28, 2022.)

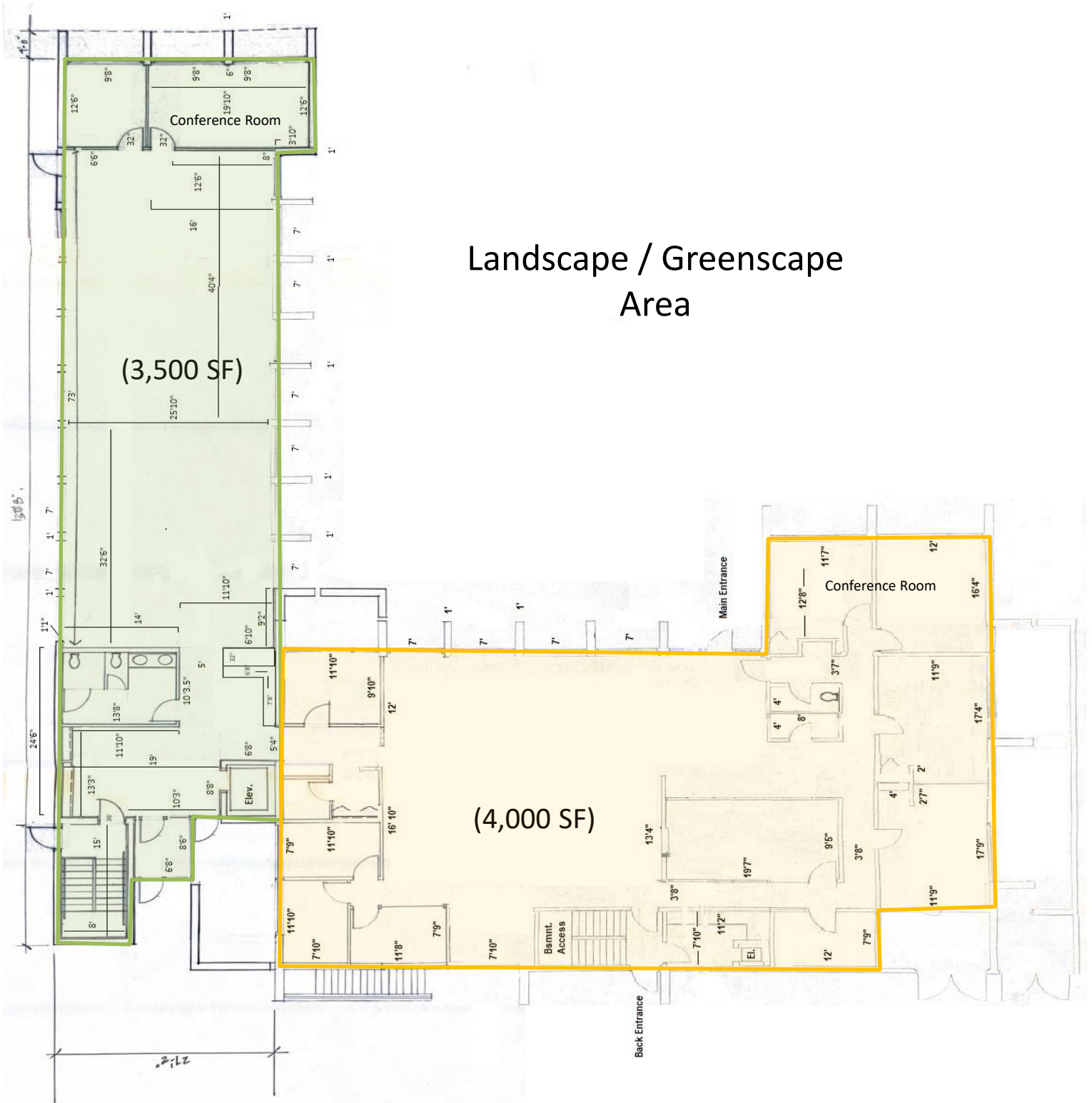
MAXIMUM LOT COVERAGE: 40 %	FRONT YARD SETBACK: 50 FEET
MINIMUM LOT WIDTH: 100 FEET	INTERIOR SIDE YARD SETBACK: 20 FEET
MINIMUM LOT DEPTH: 175 FEET	EXTERIOR SIDE YARD SETBACK: 50 FEET
MAXIMUM FLOOR AREA RATIO : 0.5	REAR YARD SETBACK: 30 FEET

MAXIMUM BUILDING HEIGHT: 3 STORIES OF 38 FEET  
 (WHICHEVER IS LESS)

# Building Outline

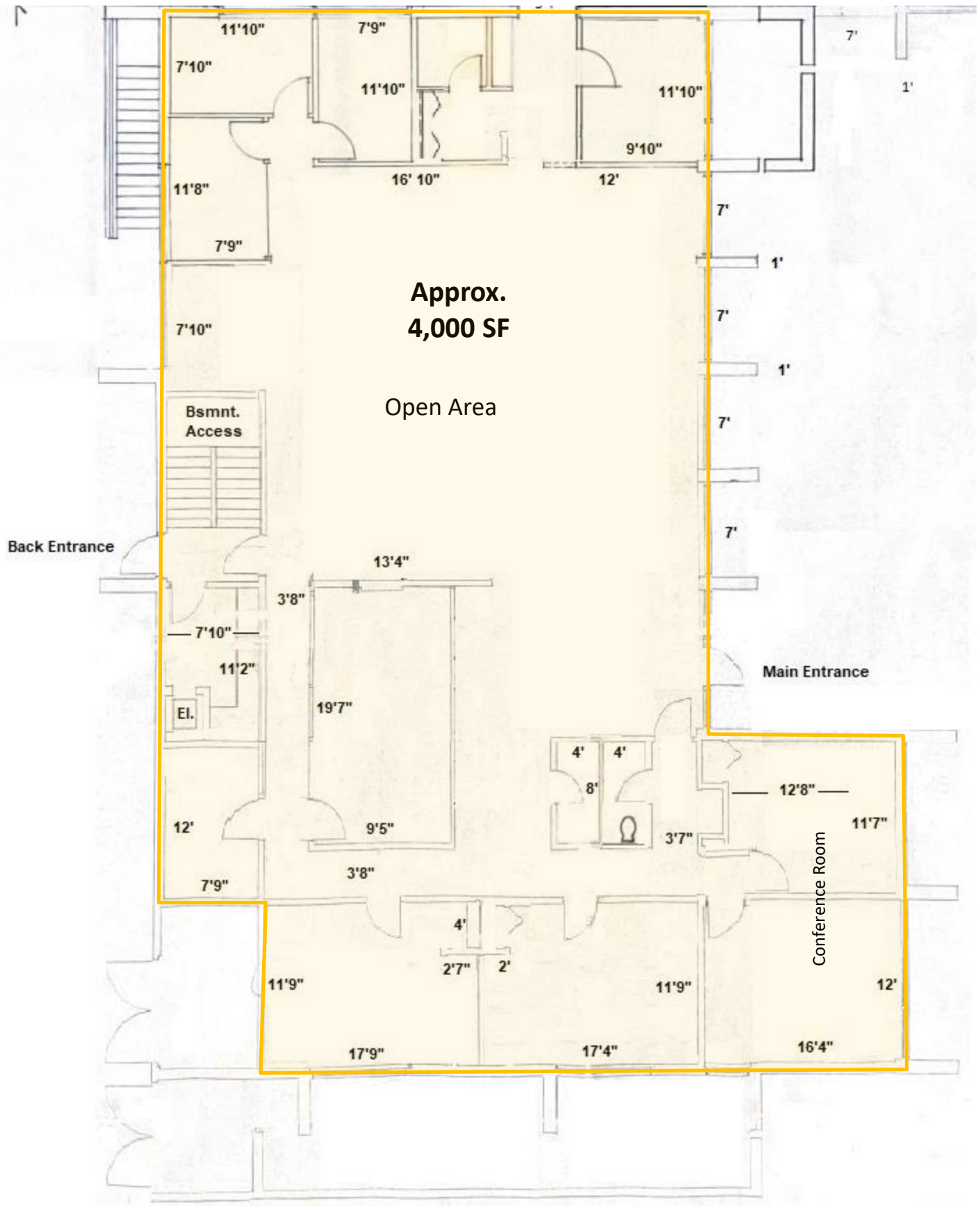


# Floor Plan – 7,500 SF (Current Layout)

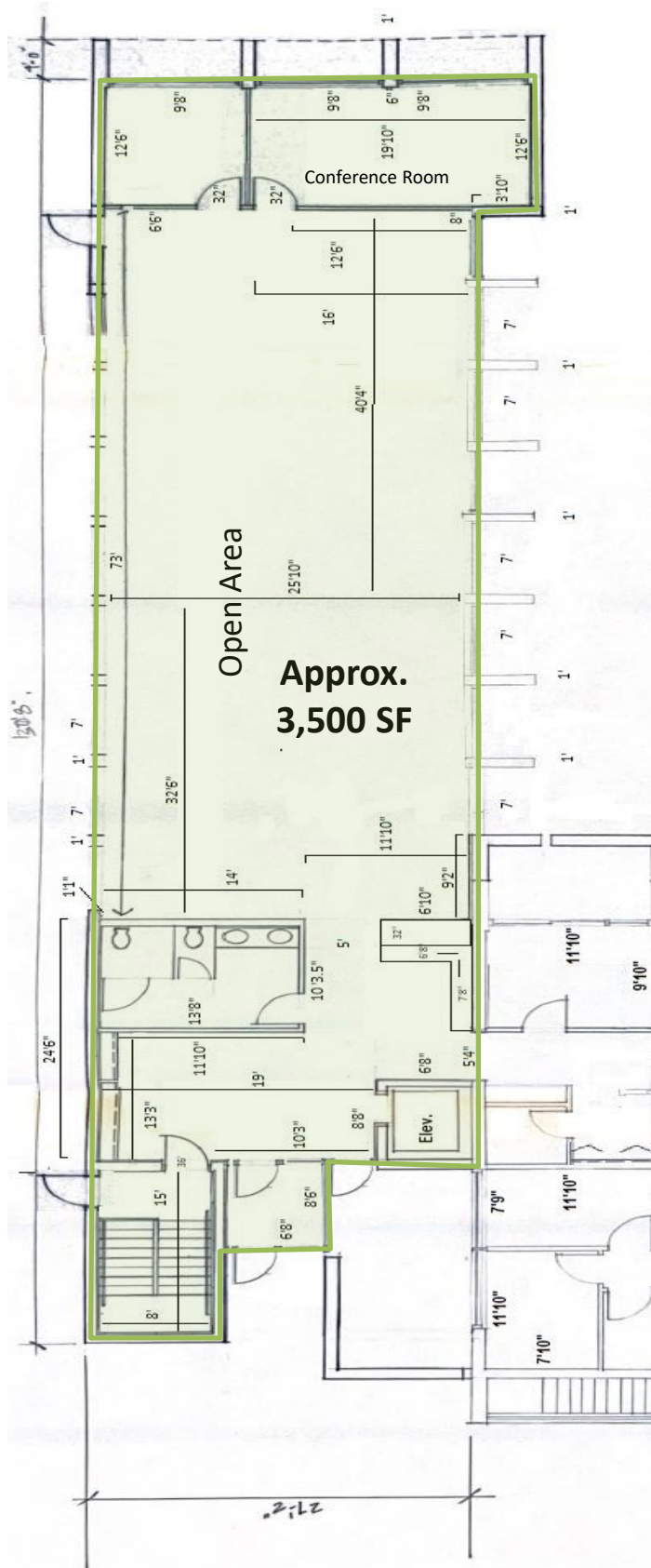


Landscape / Greenscape  
Area

# Floor Plan – 4,000 SF (Existing)



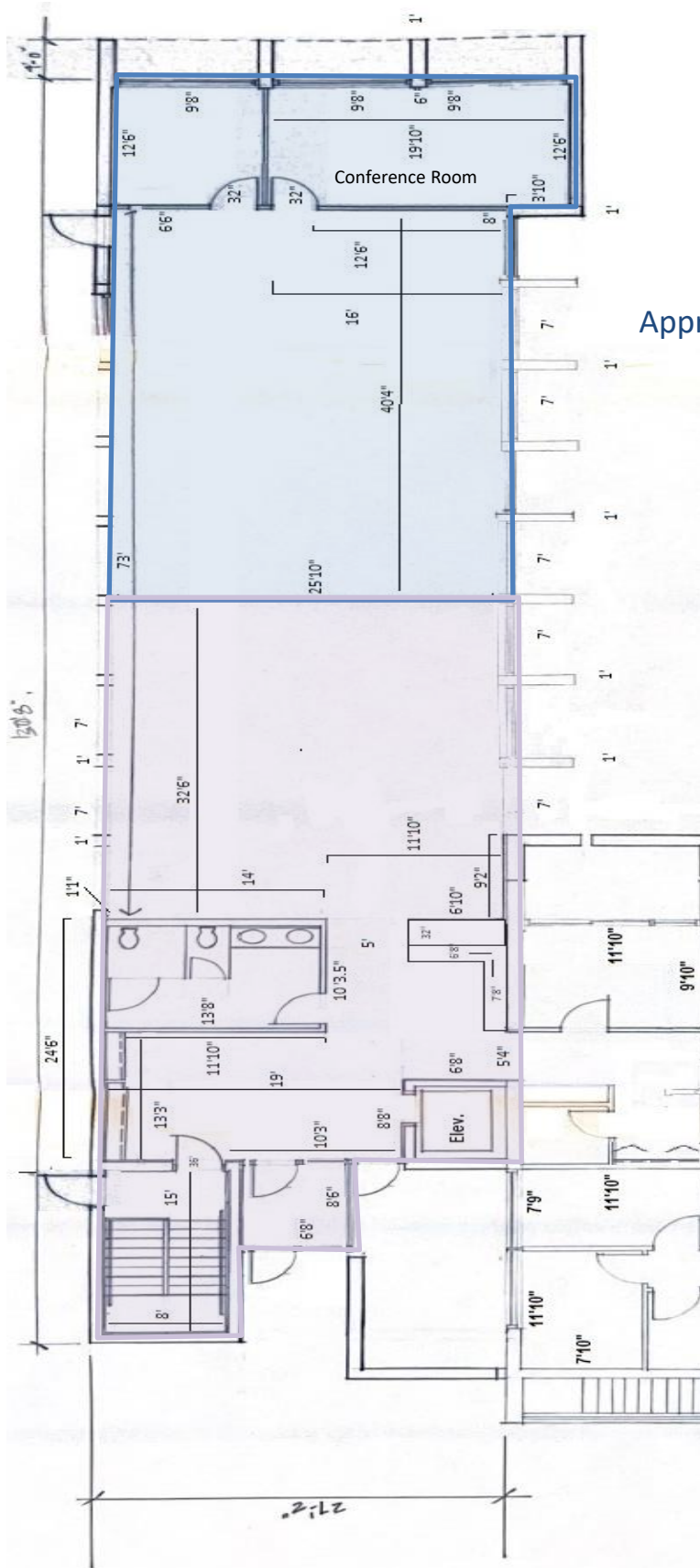
# Floor Plan – 3,500 SF (Existing)





# Concept Plan – Two Tenants

(1,650SF & 1,850 SF)



Approx. 1,650 SF

Approx. 1,850 SF

**Interior Photos – Entryway/Reception Area**



**Interior Photos – North Building (3,500 SF)**



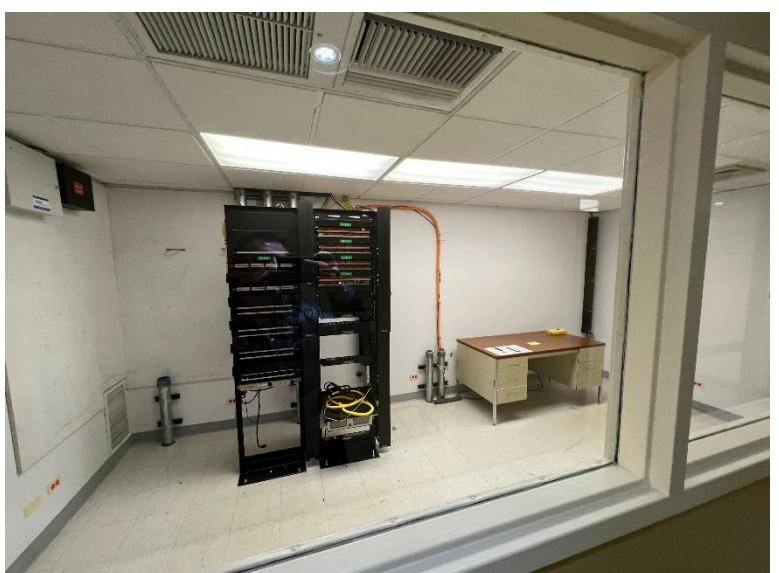
**Interior Photos – West Building (4,000 SF/ 1<sup>st</sup> Floor )**



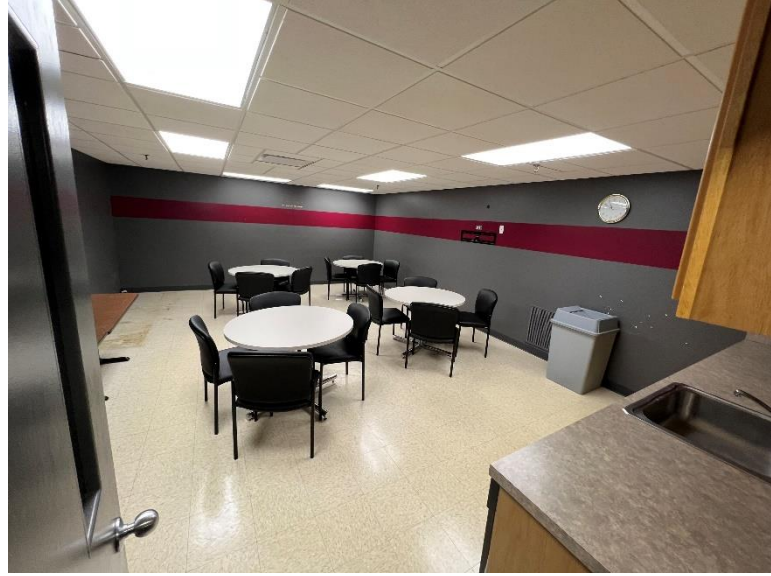
**Interior Photos – West Building (4,000 SF/ 1<sup>st</sup> Floor ) – cont.**



**Interior Photos – West Building (4,000 SF/ 1<sup>st</sup> Floor ) – cont.**



**Interior Photos – West Building - Basement Areas & Break Room**



**Interior Photos – North Building – Basement with Elevator Access**

