

301 W INTERSTATE ROAD

ADDISON, ILLINOIS 60101

20,080 SF FOR LEASE

**NEW REDUCED RATE
1 MONTH FREE RENT
SHORT TERM DEALS**



FOR MORE INFORMATION, CONTACT:

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 **CUSHMAN &
WAKEFIELD**

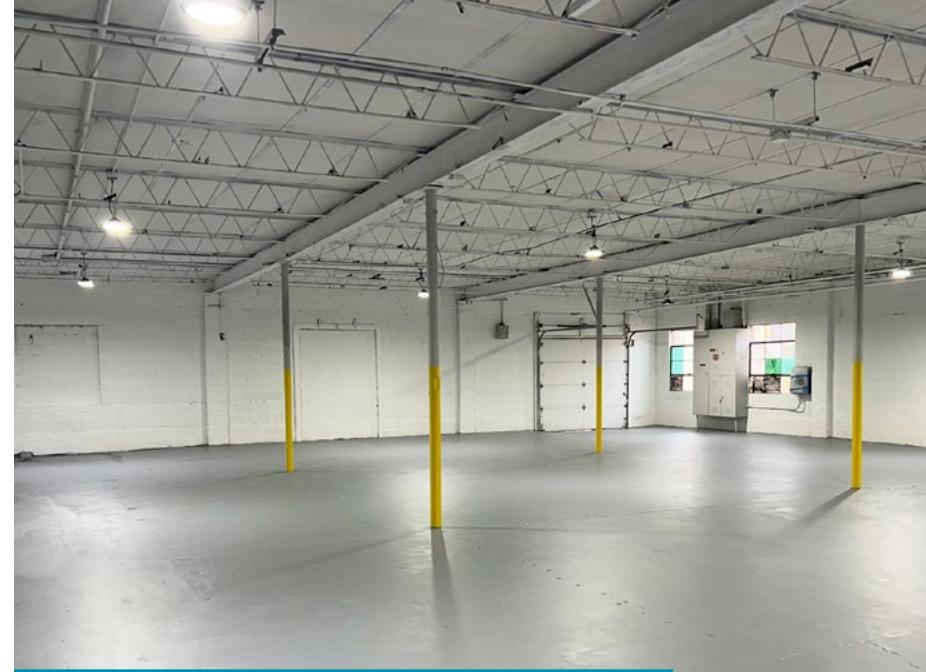
FOR LEASE

301 W INTERSTATE RD, ADDISON, IL

Property Features

20,080 square feet of office/warehouse space for lease in a well maintained single-tenant building centrally located to major highways and arterial roads.

Space Available:	20,080 SF
Office Area:	4,217 SF
Site Area:	0.86 AC
Clear Height:	12'
Loading:	2 Docks & 1 Drive-In Door
Parking:	28 Spaces
Power:	600 Amps
Lighting:	New Interior & Exterior LEDs
Sprinkler:	New Wet System
HVAC:	Upgraded Office System to Two Rooftop Units (5-Ton & 7.5-Ton High Efficiency with Economizers)
Taxes:	Low DuPage County Taxes
Location:	Access to I-355, I-290, I-294, Major Roads
Asking Rental Rate:	\$8.95/SF Modified Gross \$8.25/SF Modified Gross



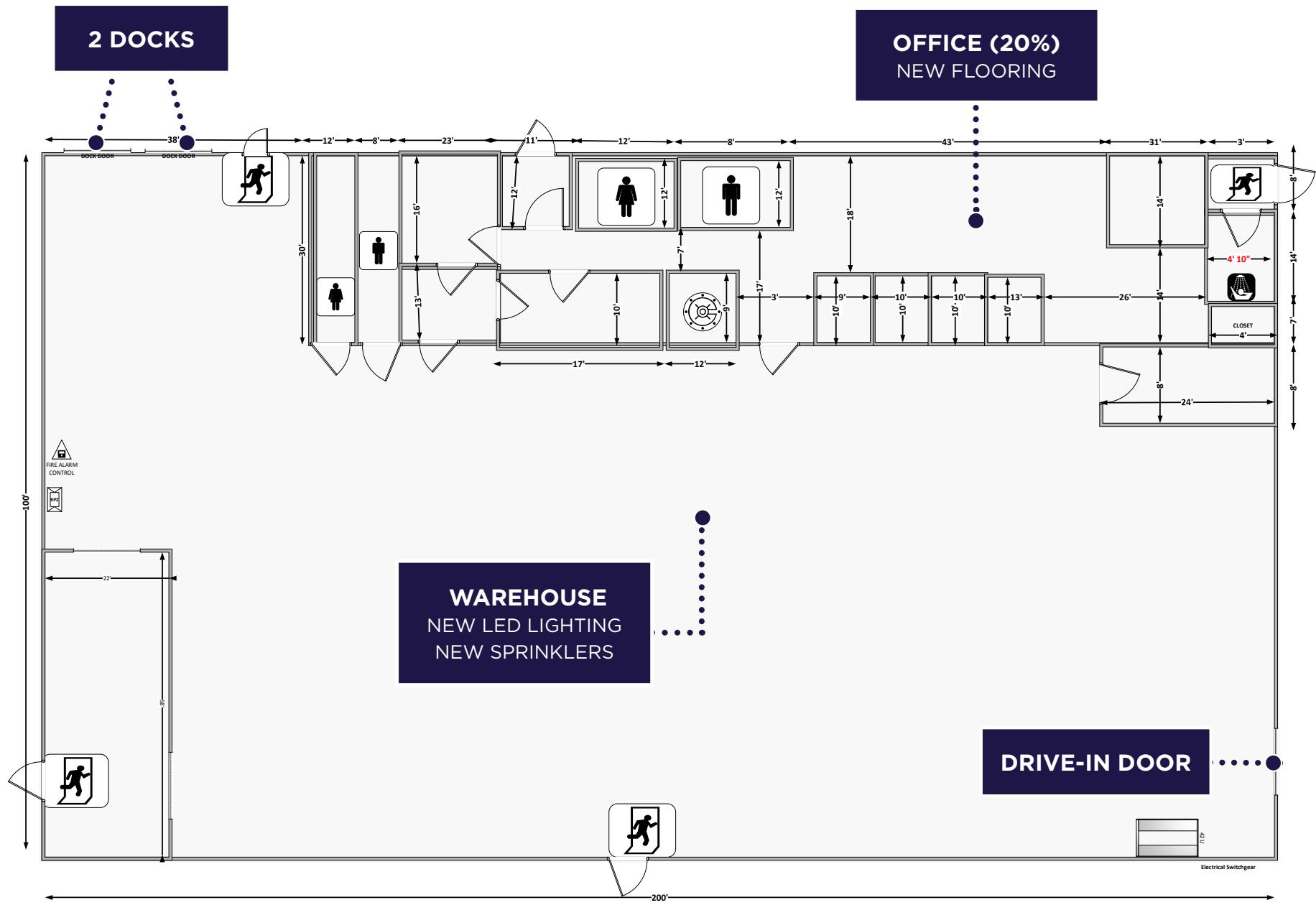
WAREHOUSE | 15,863 SF



OFFICE | 4,217 SF

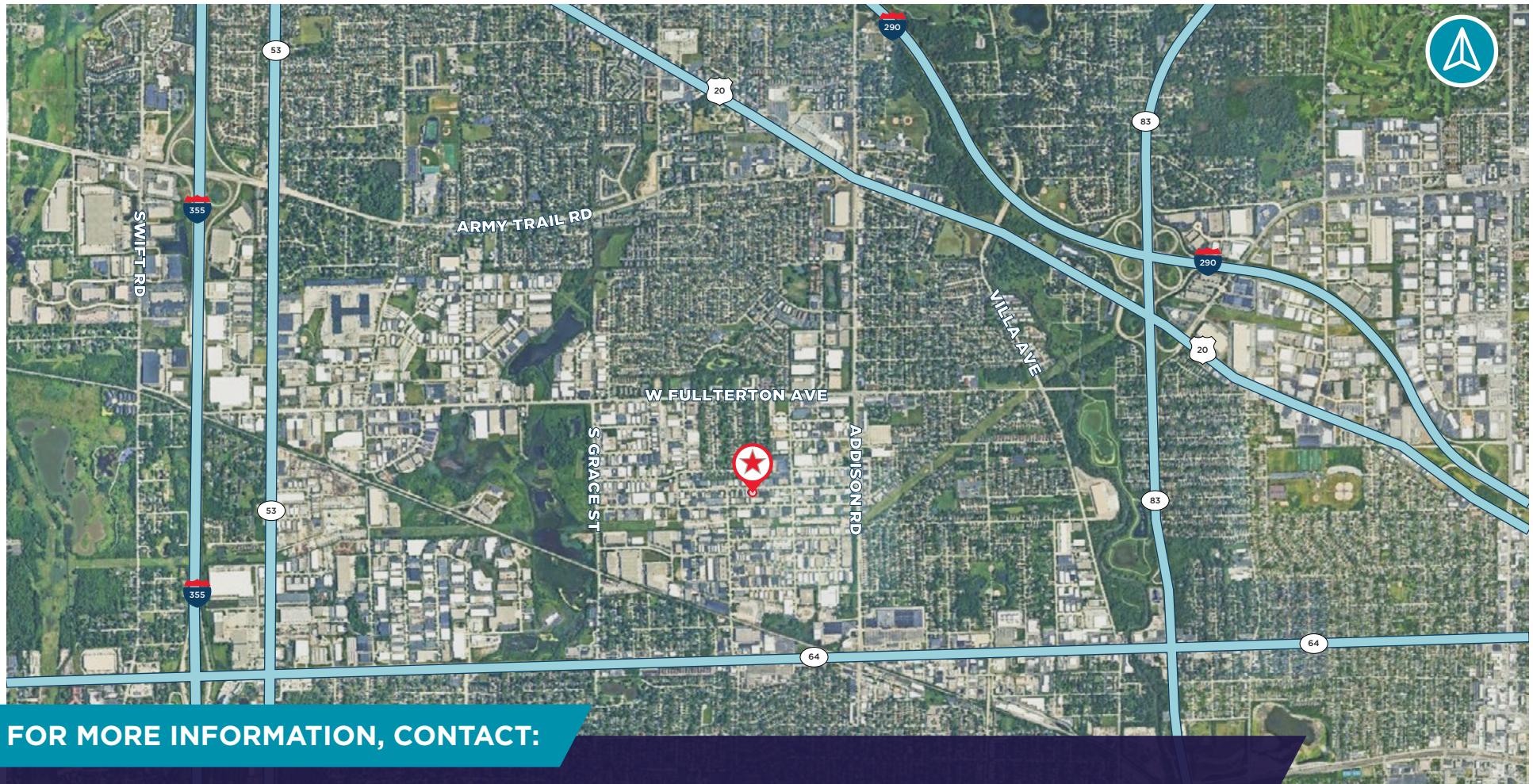
SITE PLAN

301 W INTERSTATE RD, ADDISON, IL



CENTRAL LOCATION

EXCELLENT ACCESS TO MAJOR ROUTES



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