



EXPANSIVE SECURED INDUSTRIAL YARD OPPORTUNITY

FOR LEASE • 2.10 Acres

1300 WEST ROOSEVELT ROAD, WEST CHICAGO, IL | OFFERING MEMORANDUM

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PROPERTY OVERVIEW

This industrial property in West Chicago offers a rare opportunity to secure a fenced and fully functional outdoor yard in a prime DuPage County industrial corridor. The available offering consists of approximately 2.10 acres of dedicated, secured gravel yard space.

The yard is fully fenced and equipped with motorized entry gates, along with two yard docks, making it well-suited for truck parking, trailer storage, and a variety of outdoor storage uses.

The property permits truck parking and outdoor storage, enhancing its appeal for transportation, logistics, and contractor users seeking flexible exterior operational space.

Property Address	1300 West Roosevelt Road
City, State	West Chicago, IL 60185
Property Type	Fenced Gravel Yard
Offering Price	Subject To Offer
Lot Size For Lease	2.10 Acres
Total Lot Size	8.65 Acres
Zoning	ORI
Yard Amenities	Motorized gates



Roosevelt Road (IL-38)
Immediate Access



Route 59
~1 Mile West



Interstate 88
~5 Miles South



O'Hare Int'l Airport
~25 Miles East



WEST ROOSEVELT ROAD

2.10 Acres of Fenced Yard



LOCATION OVERVIEW



WEST CHICAGO, ILLINOIS

Located in DuPage County, West Chicago sits about 30 miles west of downtown Chicago and offers a mix of suburban neighborhoods, historic downtown charm, and a strong transportation backbone. Originally established as one of Illinois' first railroad towns, it still serves as a local transit hub with a Metra station on the Union Pacific West Line and multiple freight lines running through town. The downtown area offers a number of small shops, restaurants, residential lofts, and community recreation centers.

Recent years have seen continued interest from developers and investors in industrial land and projects. Plans have moved forward for significant warehouse space, such as a ~260,000 square-foot facility at DuPage Crossings with direct access to I-88. These developments reflect broader regional demand for logistics real estate close to Chicago's employment base and transportation infrastructure. Additionally, West Chicago benefits from excellent regional connectivity, anchored by Illinois Route 59, which runs north-south through the city and provides direct access to Interstate 88. East-west arterials like Roosevelt Road (Route 38) and North Avenue (Route 64) connect the area to neighboring suburbs and major commercial corridors.

DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT

	2 miles	5 miles
2024 Population	14,113	108,979
2024 Households	3,990	39,536
Avg Household Size	3.30	2.70
Median Home Value	\$235,541	\$319,800
Avg Household Income	\$93,952	\$130,212
Median Age	35.60	41.60



Education

Some High School, No Diploma	2,465	6,598
High School Graduate	2,832	15,642
Some College, No Degree	2,093	19,274
Associate Degree	720	5,318
Bachelor's Degree	1,184	21,122
Advanced Degree	557	13,256



Employment

Civilian Employed	7,433	60,289
Civilian Unemployed	557	2,513
Civilian Non-Labor Force	3,094	25,789



5-MILE POPULATION:
108,979



MEDIAN AGE
41.60



AVERAGE HOUSEHOLD INCOME
\$130,212 (5-mile)



FORTINO

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OPPORTUNITY**
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WEST CHICAGO, IL

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