

 Industrial Unit For Lease

1232 W CAPITOL DRIVE, UNIT C

Addison, IL 60101



SIZE:

UNIT C: 3,400 SF

ADDRESS:

1232 W Capitol Drive, Unit C, Addison, IL 60101

ZONING:

M3

SUMMARY:

This unit features both a recessed dock and 12' x 12' drive in door! Close proximity to I-355. 14.5' clear, ample parking, fully sprinklered and 200 amp 3 phase service. Available April 1, 2026. Minimum 3-5 year lease.

MORKEN
& ASSOCIATES

MORKEN & ASSOCIATES

3820 Ridge Pointe Drive, Geneva, IL 60134

630.567.7800 | morkenassociates.com

BRIAN MORKEN

630.817.7815

brianmorken@morkenassociates.com

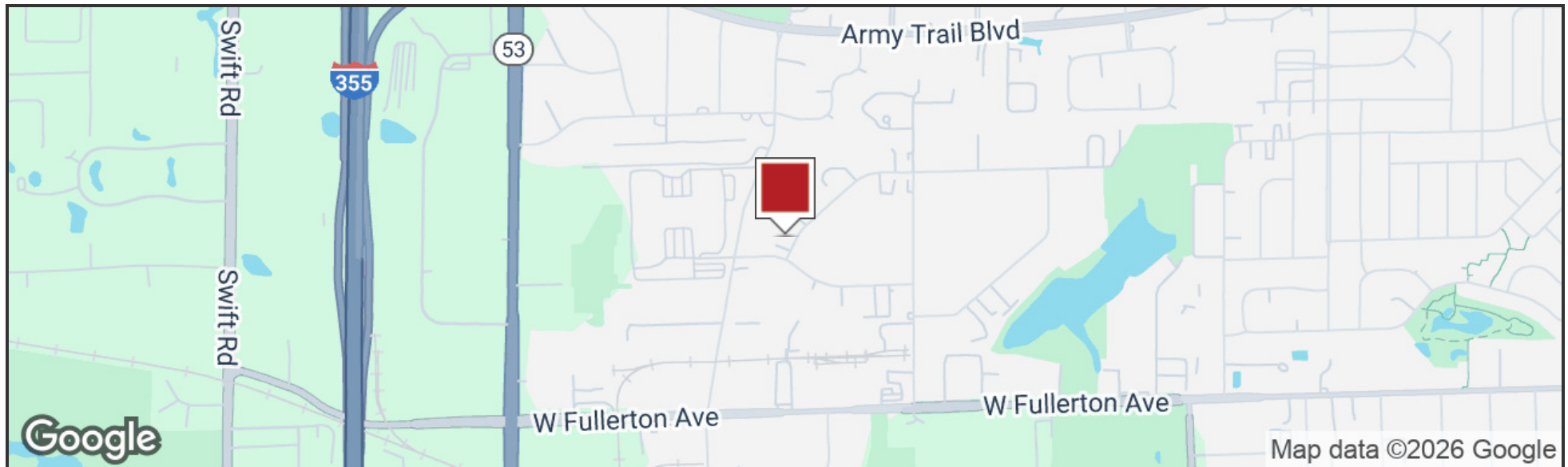
STEVE MORKEN

630.567.7800

smorken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Summary



OFFERING SUMMARY

Lease Rate: \$4,533.00/month (MG)
Building Size: 12,000 SF
Available SF: 3,400 SF

PROPERTY OVERVIEW

INDUSTRIAL SPACE WITH BOTH A DOCK AND DRIVE IN DOOR!

- Available April 1, 2026
- 3,400sf unit
- 200 amp 3 phase
- 14.5' clear

MORKEN
& ASSOCIATES

MORKEN & ASSOCIATES
3820 Ridge Pointe Drive, Geneva, IL 60134
630.567.7800 | morkenassociates.com

BRIAN MORKEN
630.817.7815
brianmorken@morkenassociates.com

STEVE MORKEN
630.567.7800
smorken@morkenassociates.com

Location



MORKEN
& ASSOCIATES

MORKEN & ASSOCIATES
3820 Ridge Pointe Drive, Geneva, IL 60134
630.567.7800 | morkenassociates.com

BRIAN MORKEN
630.817.7815
brianmorken@morkenassociates.com

STEVE MORKEN
630.567.7800
smorken@morkenassociates.com

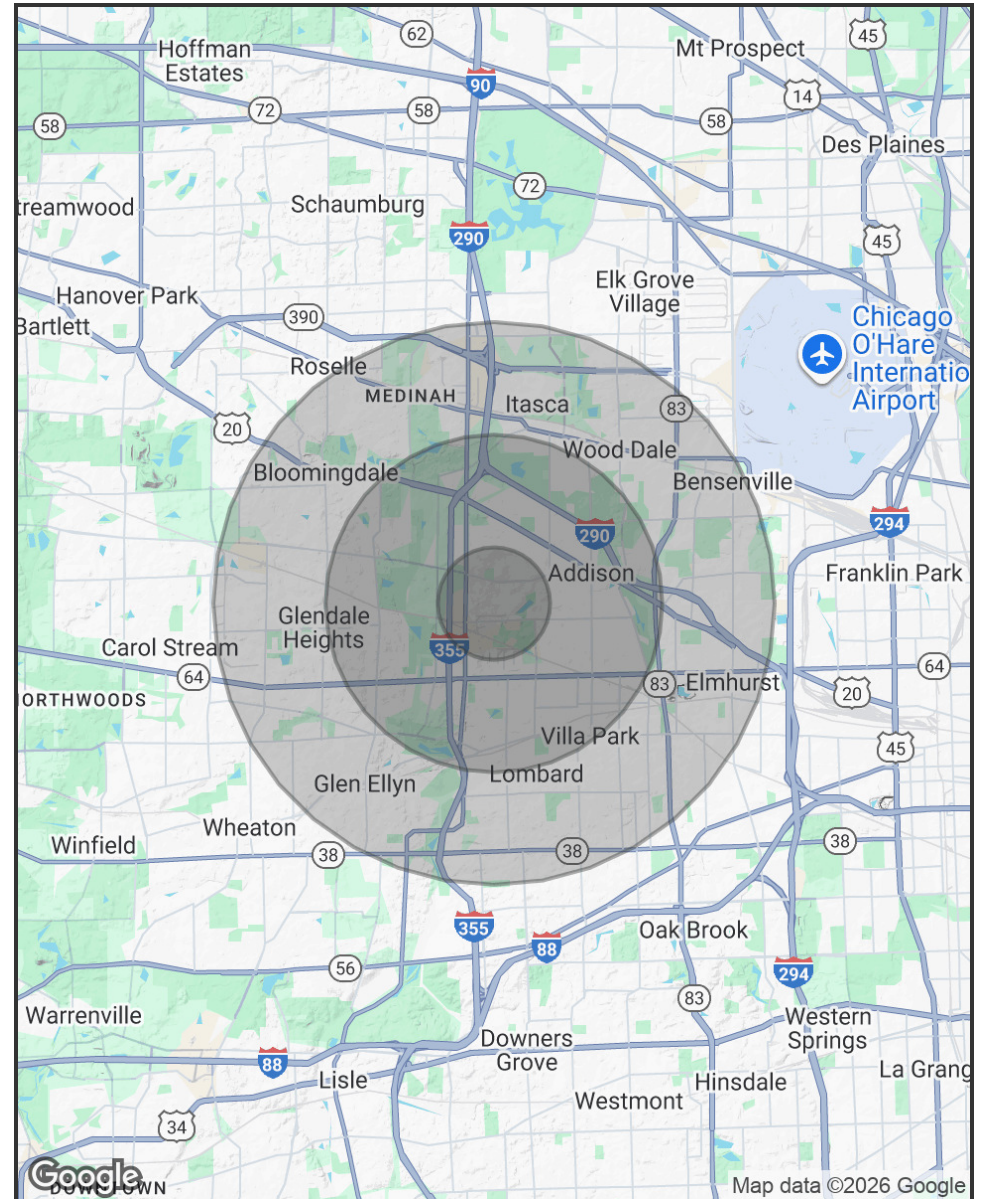
All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,563	94,106	274,755
Average age	37.6	35.6	37.2
Average age (Male)	39.0	35.0	36.1
Average age (Female)	36.9	36.3	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,784	32,757	99,613
# of persons per HH	3.1	2.9	2.8
Average HH income	\$84,362	\$75,741	\$84,851
Average house value	\$302,059	\$296,772	\$338,509

* Demographic data derived from 2020 ACS - US Census



MORKEN
& ASSOCIATES

MORKEN & ASSOCIATES
3820 Ridge Pointe Drive, Geneva, IL 60134
630.567.7800 | morkenassociates.com

BRIAN MORKEN
630.817.7815
brianmorken@morkenassociates.com

STEVE MORKEN
630.567.7800
smorken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.