

1232 W CAPITOL DRIVE, UNIT C

Addison, IL 60101



SIZE:

UNIT C: 3,400 SF

ZONING:

M3

ADDRESS:

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

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.

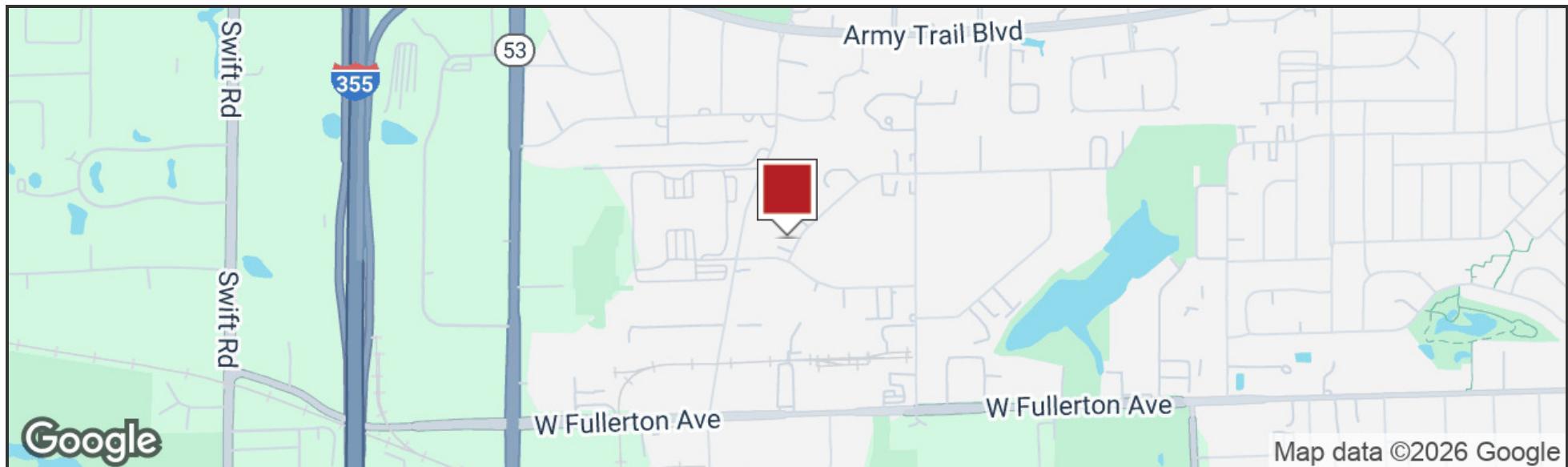
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■ Summary



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

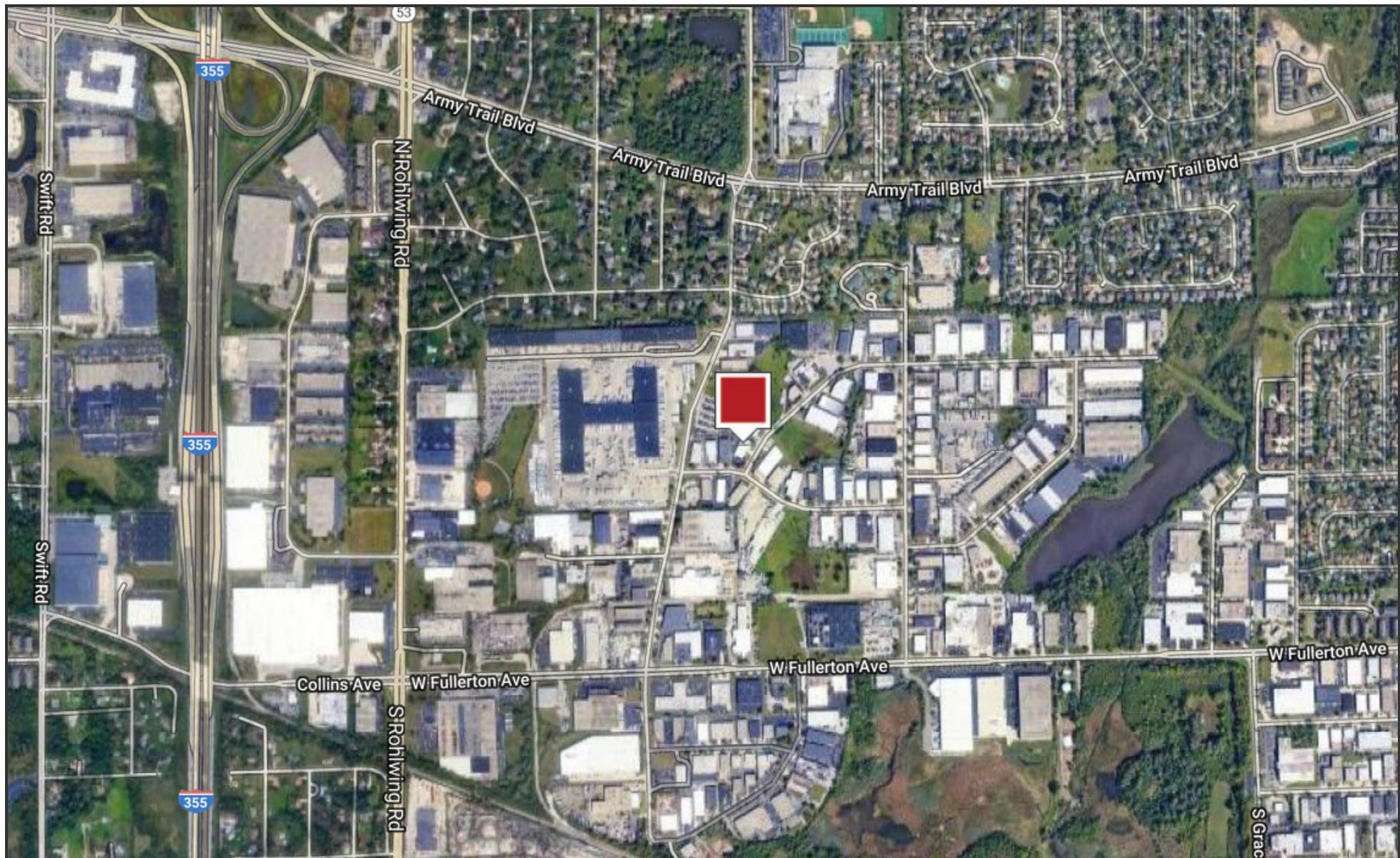
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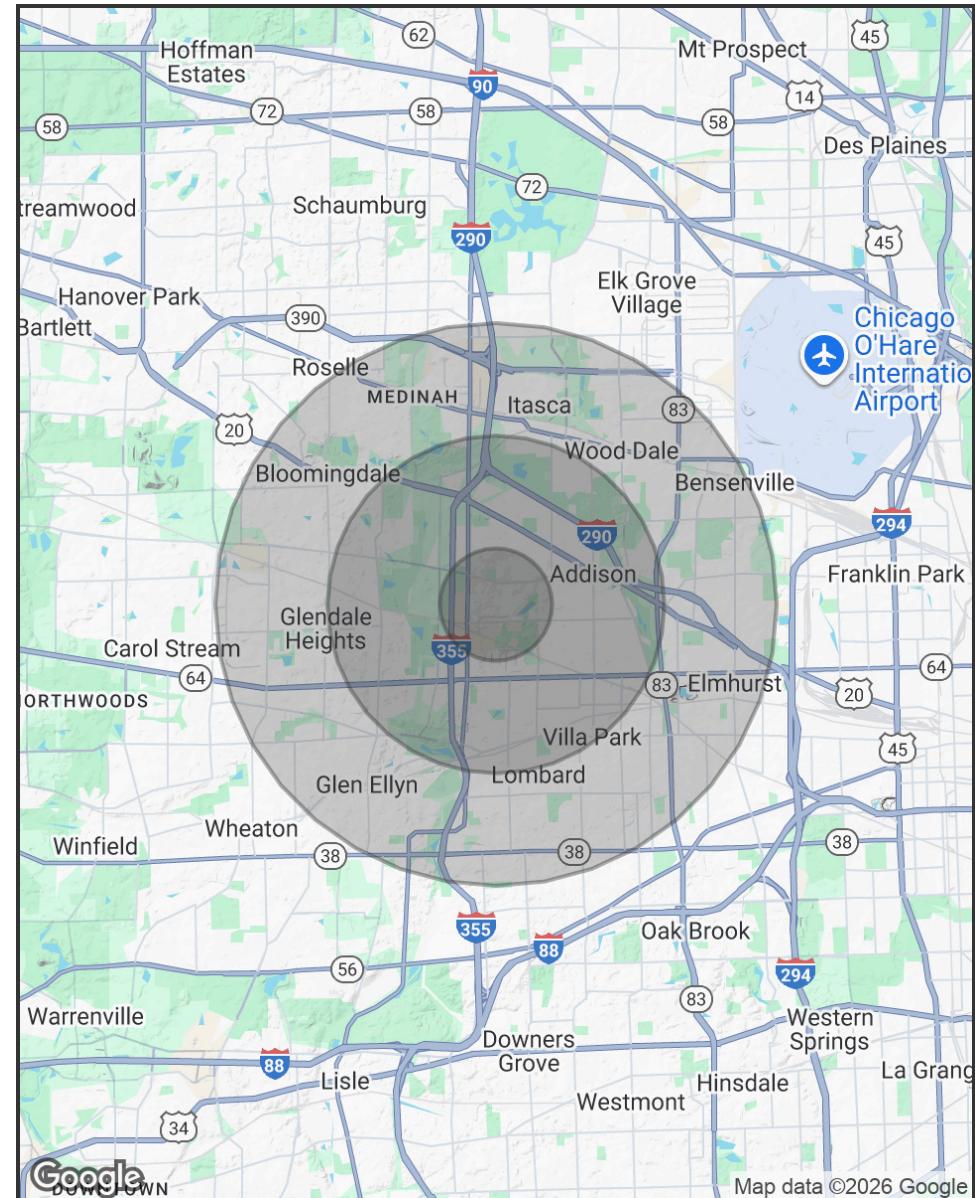
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Demographics Map & Report

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



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