

1033 S. IL-83, Elmhurst, IL

DELIVERY SUMMER 2026



FOR LEASE: 4,000 SF Building + 0.4 Acre Outdoor Storage Lot

BUILDING SIZE: 4,000 SF (50' x 80')

OUTDOOR STORAGE: +/- 0.4 Acres - Secured

*Not including parking

OFFICE: Approx. 600 SF

CEILING HEIGHT: 15' in Warehouse

LOADING: Two OHD's (16' x 13'); Drive-In/Drive-Out

ZONING: C3A

POWER: 200A

YEAR BUILT: 1986

TAXES: \$7,540.64/Year

LEASE RATE: \$9,500 NNN Monthly



SCAN FOR LISTING

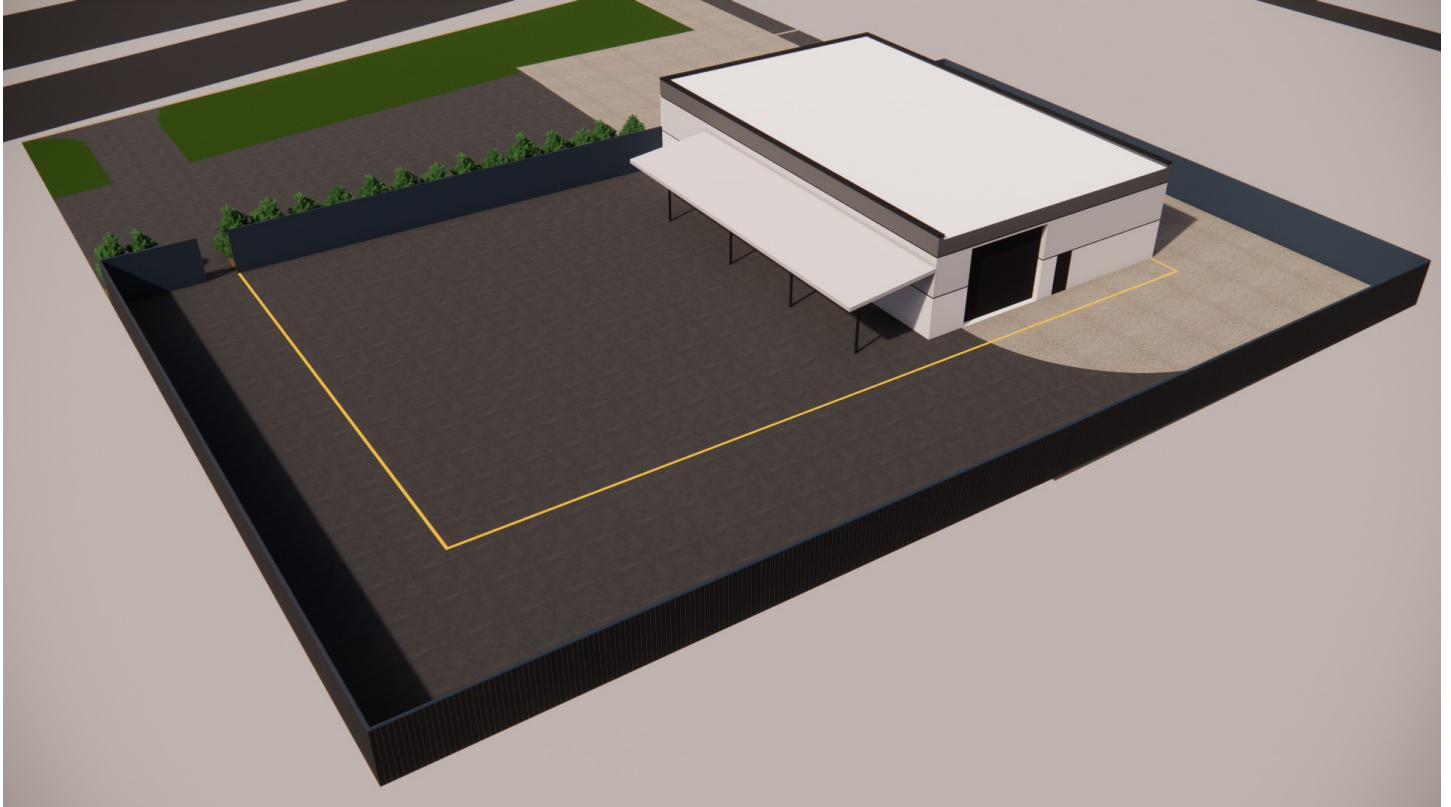


ENTRE
Commercial Realty LLC

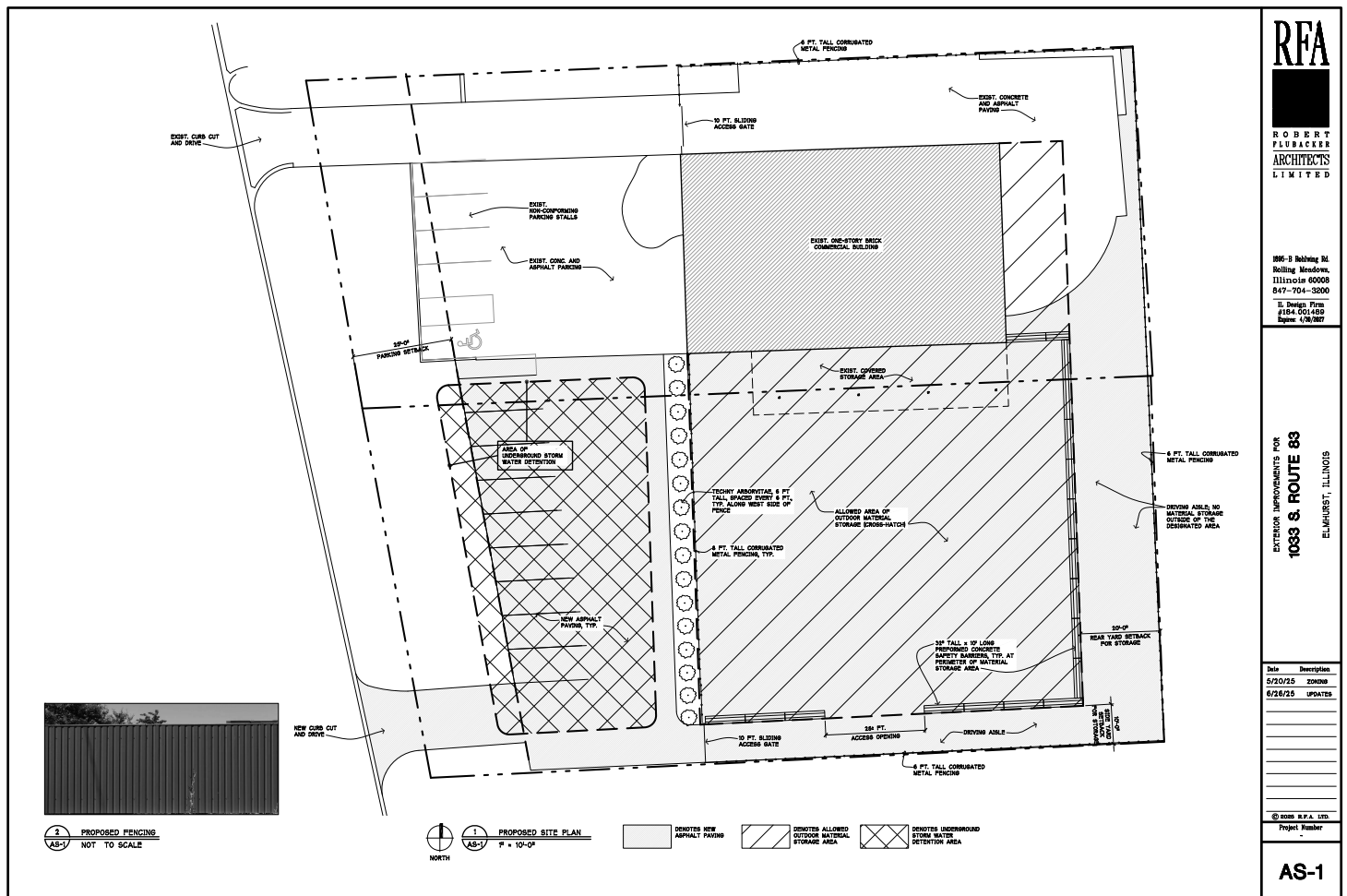
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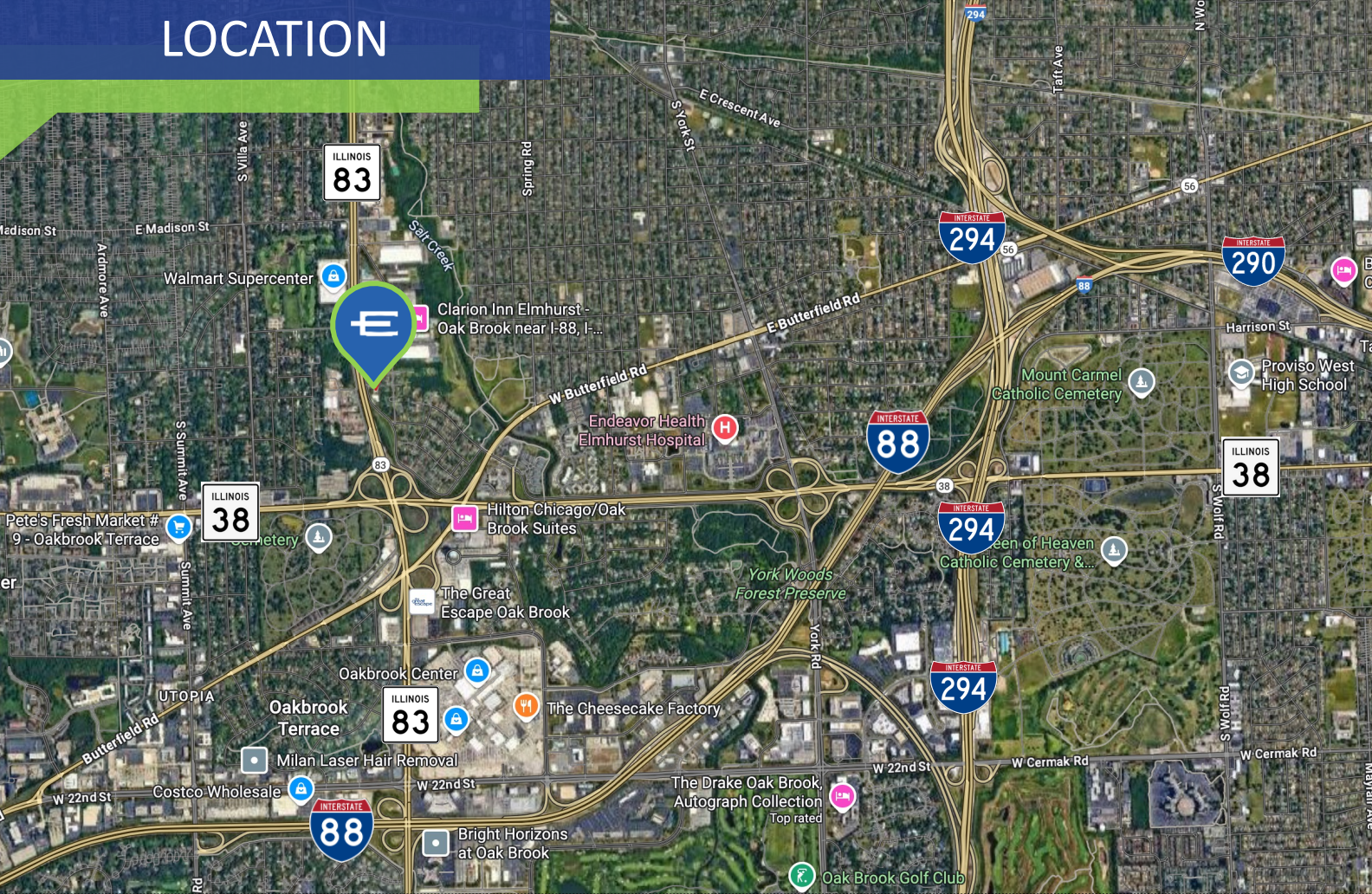
RENDERING



SITE PLAN



LOCATION



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Available Summer 2026, this 4,000 SF building with an approximately 8,000 SF yard offers an outstanding business location along IL-83 in Elmhurst. Zoned C3A with a conditional use permit for outdoor storage/contractor use pending final approval from the City of Elmhurst, the property is well-suited for a wide range of commercial and contractor operations. The site benefits from prominent frontage on IL-83, providing excellent visibility and quick access to I-290, I-294, and I-88, making it an ideal hub for serving the entire Chicagoland market.

The property's central DuPage County location places it within minutes of O'Hare International Airport, major freight routes, and a strong network of surrounding industrial and commercial businesses. Its combination of yard space, high-traffic exposure, and strategic accessibility makes it a rare leasing opportunity in one of Elmhurst's most sought-after commercial corridors.