

FOR LEASE

Owned and Operated by



1801 WEST HAWTHORNE LANE

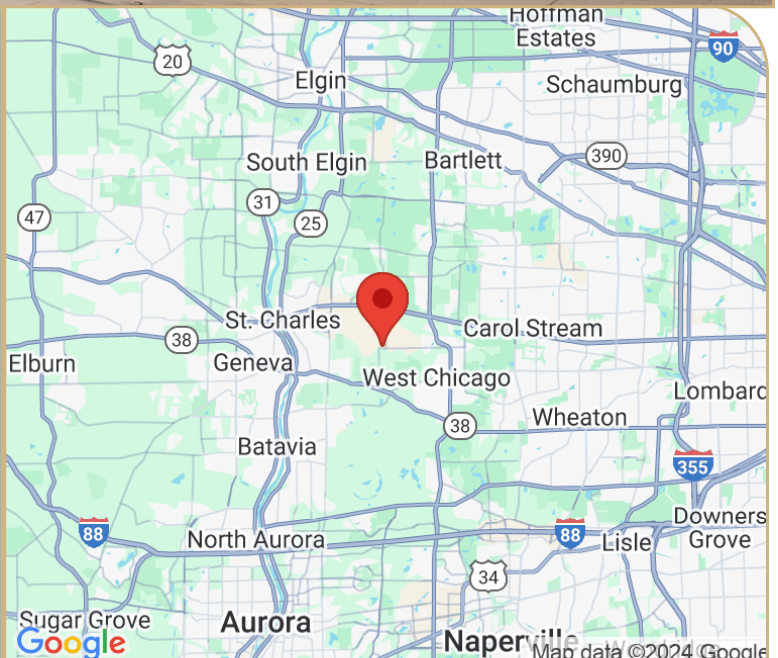
West Chicago, Illinois

±145,663 SF FOR LEASE



FOR LEASE

Space	±145,663 SF
Office	±4,725 SF
Availability	April 1, 2025
Clear Height	24'
Loading	15 Docks; 1 Drive-In Door
Parking	40 Cars (Expandable) & 32 Trailers

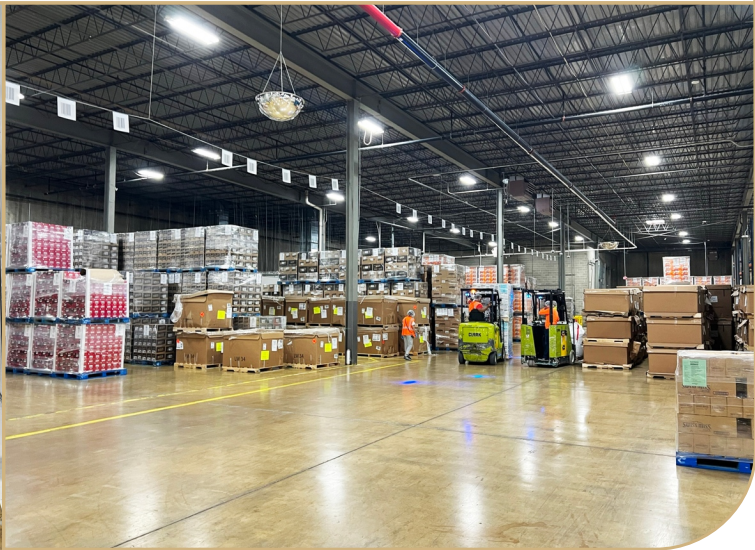
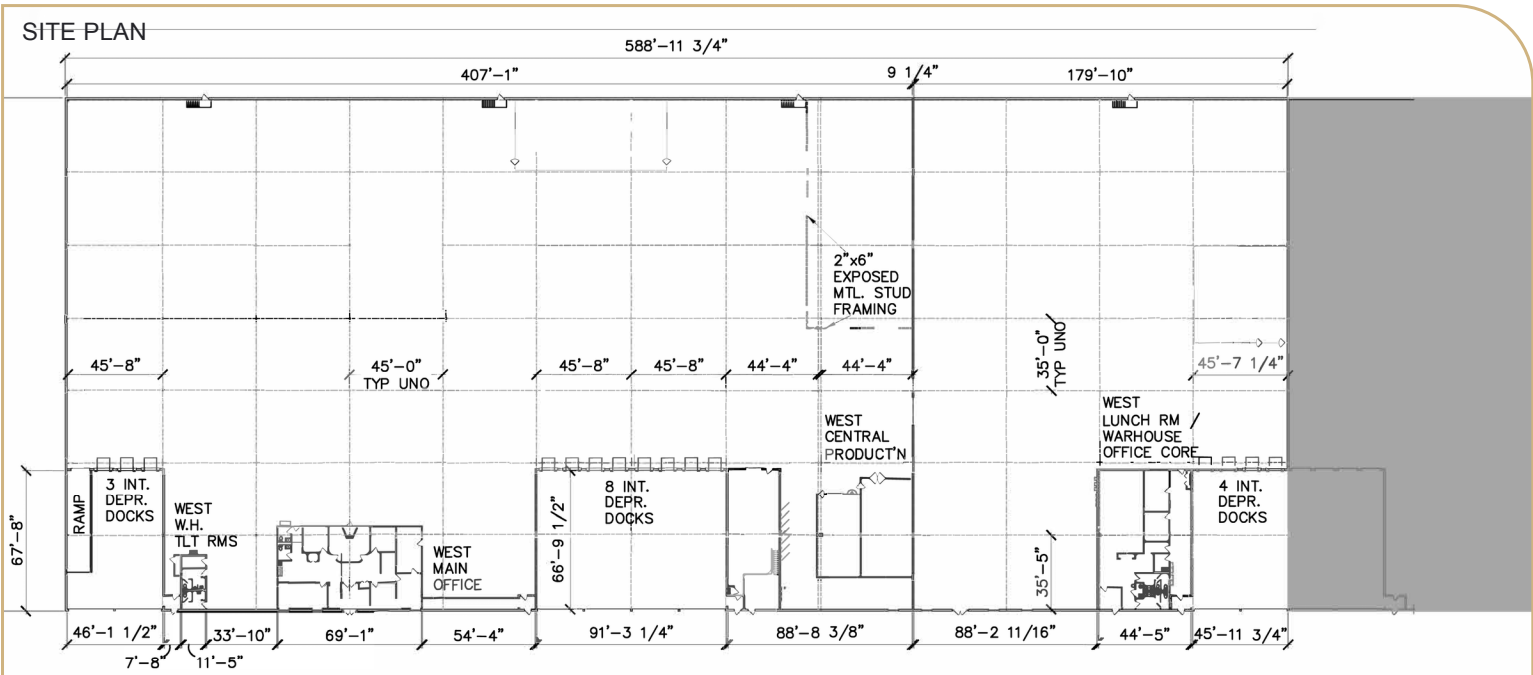


LEASING INFO & CONTACT

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AVAILABLE SPACE HIGHLIGHTS

Food Grade Facility (SQF Level 3)
40,000 SF Temperature Controlled
Column Spacing 35' x 45'
Fully Sprinklered
Zoned Industrial
Pre-Cast Concrete Construction
LED Lighting
Floor Drains

ESTIMATED OPEX

CAM:	\$0.39 PSF
RET:	\$1.21 PSF
INS:	\$0.11 PSF
UTIL:	\$0.07 PSF
MGMT Fee:	3% Gross Receipts

