

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

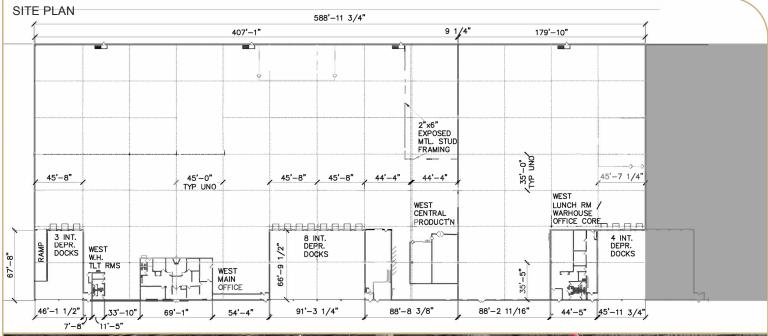
Hottman Estates 20 Elgin Schaumburg South Elgin Bartlett (31) (47) (25) St. Charles Carol Stream Elburn Geneva West Chicago Lombarc Wheaton Batavia 355 Downers Grove North Aurora (34) Sugar Grove Aurora Naper Map data ©2024 Google

LEASING INFO & CONTACT

Michael Magliano

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AVAILABLE SPACE HIGHLIGHTS

Food Grade Facility	(SQF Level 3)
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40,000 SF Temperature Controlled

Column Spacing 35' x 45'

Fully Sprinklered

Zoned Industrial

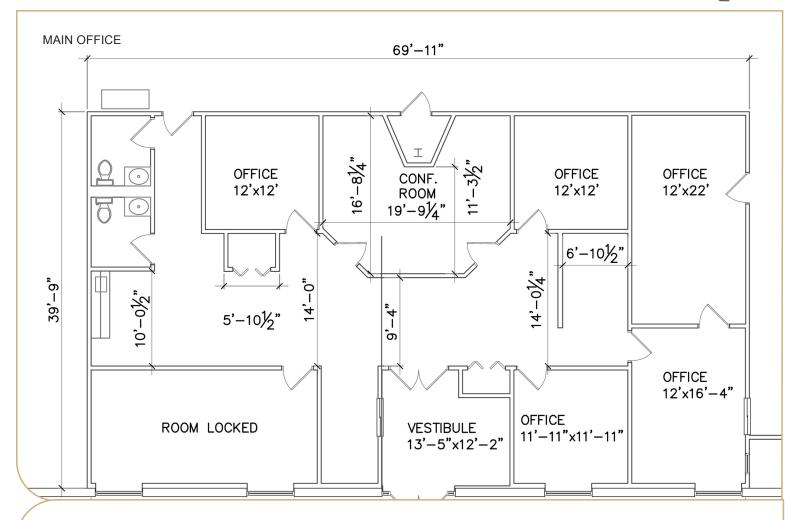
Pre-Cast Concrete Construction

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



LUNCHROOM / WAREHOUSE OFFICE

