



## INDUSTRIAL WAREHOUSE SPACE WITH SECURED YARD

FOR LEASE • 4,500 SF Warehouse + 2,600 SF Office Space

**3N381 POWIS ROAD, WEST CHICAGO, IL** | OFFERING MEMORANDUM

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# PROPERTY OVERVIEW

This industrial property in West Chicago offers a **functional combination of warehouse, office, and secured yard space**, well-suited for contractor, service, transportation, or outdoor-storage users. Situated on approximately 2.83 acres, the property includes a freestanding 4,500 SF warehouse with 16’ clear height at the roof peak and three 12’x12’ drive-in doors. Ownership is willing to increase door sizes to accommodate larger equipment or vehicles.

The site also includes two freestanding office buildings totaling approximately 2,600 SF, including a recently renovated 1,500 SF office and an additional 1,100 SF office.

The gravel yard is fully fenced and secured with motorized gates, providing flexibility for equipment storage, vehicle parking, or outdoor operational use. The combination of functional improvements and ample yard area makes this property a compelling opportunity for users requiring both interior workspace and exterior capacity.

Property Address	3N381 Powis Road
City, State	West Chicago, IL 60185
Property Type	Industrial Warehouse With Yard
Offering Price	Subject To Offer
Building Size	4,500 SF Warehouse, 1,500 SF Office (Recently Renovated), 1,100 SF Office
Total Lot Size	2.83 Acres
Lot Size For Lease:	2.83 Acres
Year Built	1948
Zoning	ORI
Yard Amenities	Gravel lot with fencing and motorized gates
Construction Type	Metal Construction
Roof Type / Age	Metal Roof
Clear Height	16’ at peak
Drive In Doors	3 DID’s (12’ x 12’), owner willing to increase door size
PIN	01-29-301-004
Taxes	\$11,416 (2024 Taxes)





Route 59  
~2 Miles East



North Avenue (IL-64)  
~1 Mile South



Interstate 355  
~7 Miles Southeast



O'Hare Int'l Airport  
~25 Miles East



Warehouse

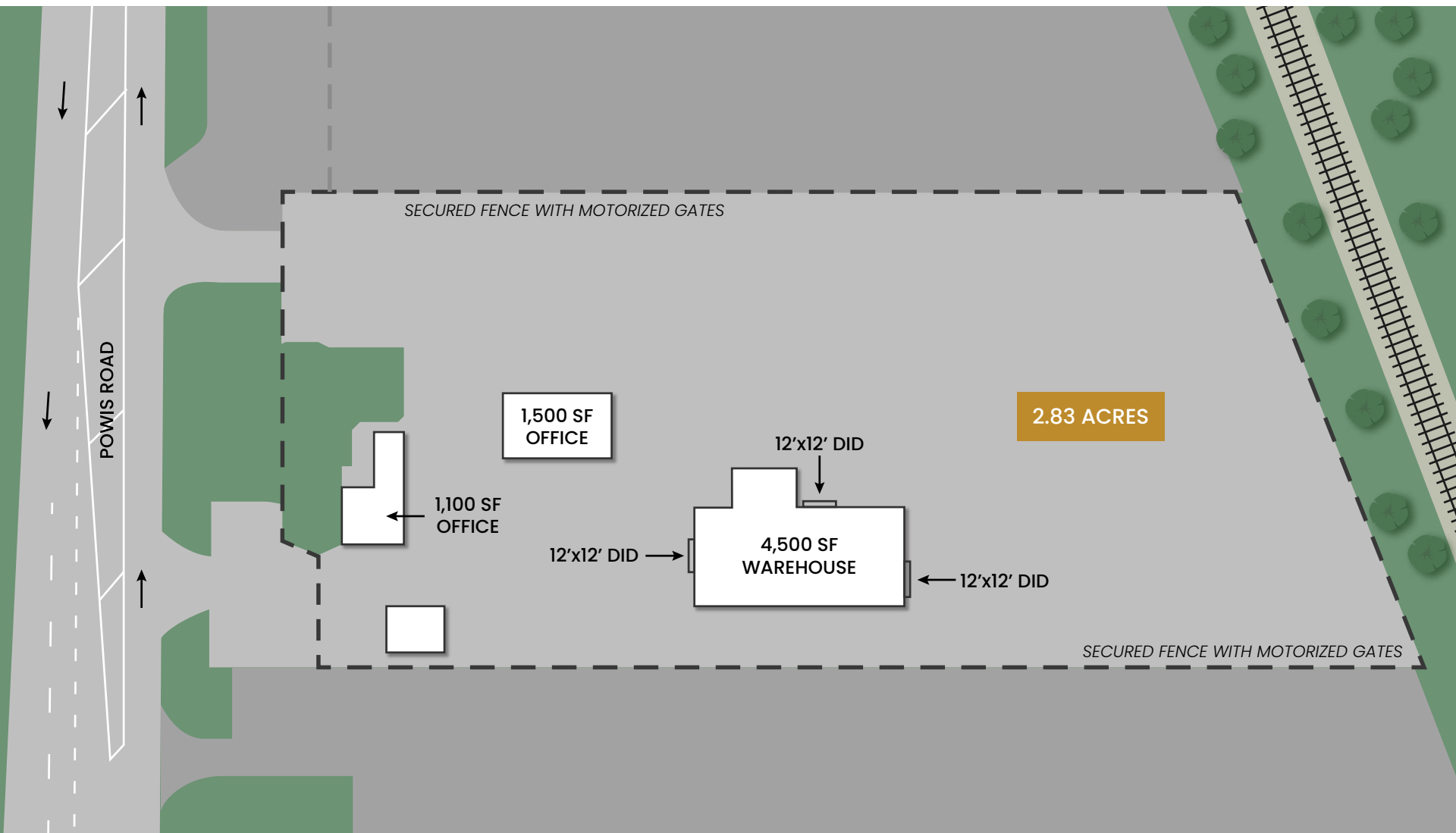


Office Building

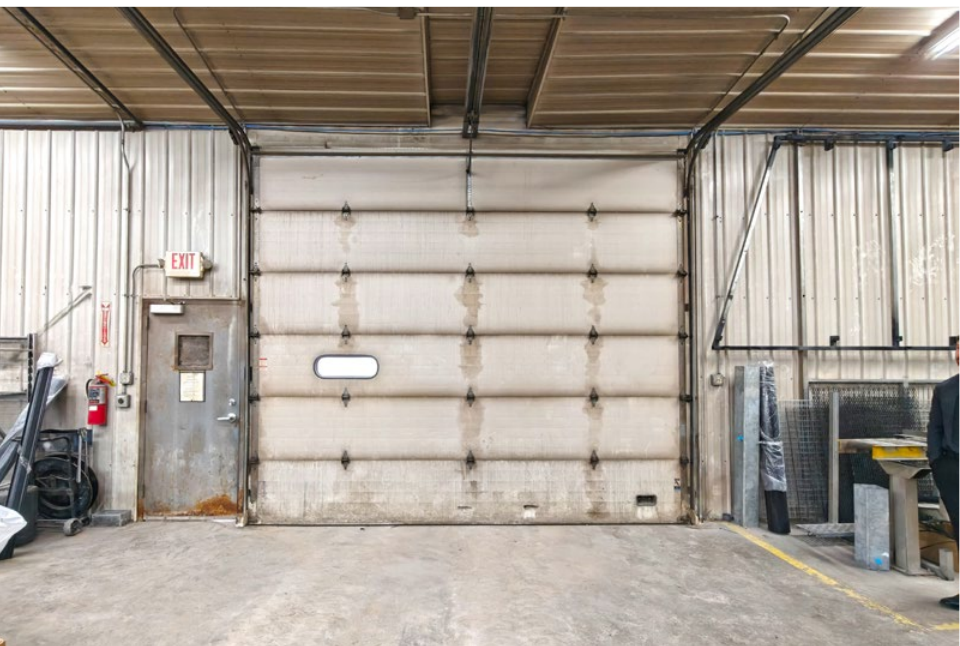




# SITE PLAN



Three 12'x12' Drive-in Doors



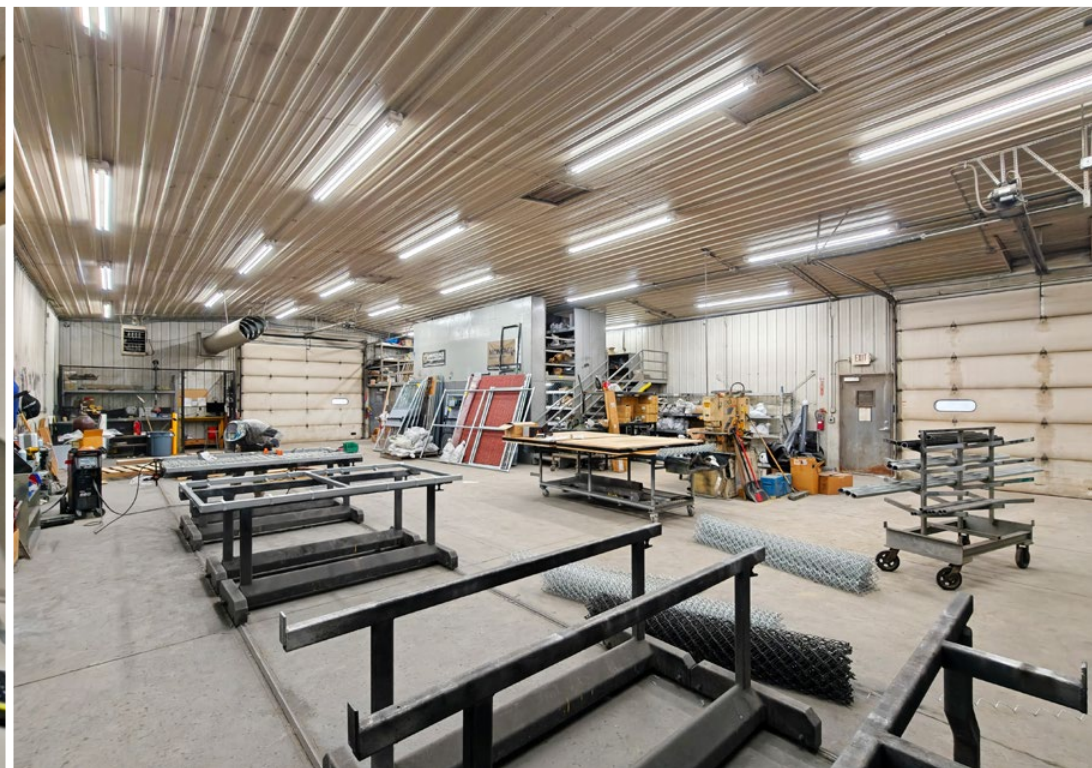


2,600 SF Total Office Space





2,600 SF Total Office Space





## LOCATION OVERVIEW



### WEST CHICAGO, ILLINOIS

Located in DuPage County, West Chicago sits about 30 miles west of downtown Chicago and offers a mix of suburban neighborhoods, historic downtown charm, and a strong transportation backbone. Originally established as one of Illinois' first railroad towns, it still serves as a local transit hub with a Metra station on the Union Pacific West Line and multiple freight lines running through town. The downtown area offers a number of small shops, restaurants, residential lofts, and community recreation centers.

Recent years have seen continued interest from developers and investors in industrial land and projects. Plans have moved forward for significant warehouse space, such as a ~260,000 square-foot facility at DuPage Crossings with direct access to I-88. These developments reflect broader regional demand for logistics real estate close to Chicago's employment base and transportation infrastructure. Additionally, West Chicago benefits from excellent regional connectivity, anchored by Illinois Route 59, which runs north-south through the city and provides direct access to Interstate 88. East-west arterials like Roosevelt Road (Route 38) and North Avenue (Route 64) connect the area to neighboring suburbs and major commercial corridors.



# DEMOGRAPHICS



## DEMOGRAPHIC SNAPSHOT

	2 miles	5 miles
2024 Population	9,828	112,478
2024 Households	3,152	39,297
Avg Household Size	3.00	2.80
Median Home Value	\$381,192	\$321,002
Avg Household Income	\$142,485	\$133,781
Median Age	41.80	41.90



## Education

Some High School, No Diploma	549	6,872
High School Graduate	1,491	16,854
Some College, No Degree	1,510	20,600
Associate Degree	214	5,488
Bachelor's Degree	1,865	21,680
Advanced Degree	1,349	12,830



## Employment

Civilian Employed	5,257	62,572
Civilian Unemployed	207	2,276
Civilian Non-Labor Force	2,581	27,177



**5-MILE POPULATION:**  
112,478



**MEDIAN AGE**  
41.80



**AVERAGE HOUSEHOLD INCOME**  
\$142,485 (2-mile)





# FORTINO

REAL ESTATE GROUP

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SECURED YARD**  
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**WEST CHICAGO, IL**

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