

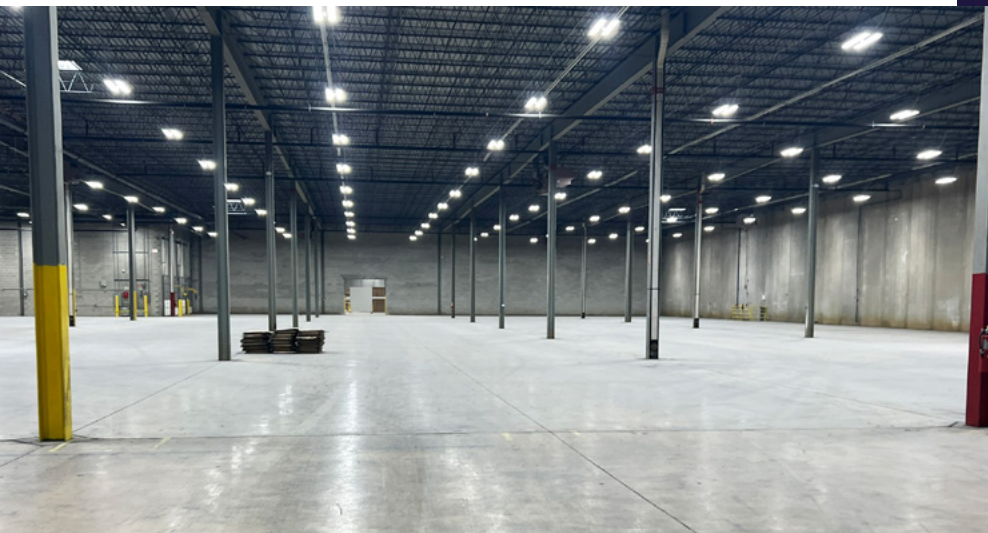
# AVAILABLE FOR LEASE 125,114 SF (DIVISIBLE)



**VACANT** | MARKET-READY PREP COMPLETE

**1726-1850 BLACKHAWK DRIVE, WEST CHICAGO, ILLINOIS**





# Property Features

- » Building Size: 249,470 SF
- » Space Available: 125,114 SF (Divisible to 57,972 SF or 67,142 SF)
- » Office Area: 4% Office Space
- » Clear Height: 24'
- » Interior Docks: 32
- » Building Depth: 212'
- » Sprinkler: ESFR (.24 GPM/3,420 SF)
- » Car Parking: 226
- » Power: 2,000 Amps, 277/480 Volts
- » Year Built: 1987
- » Column Spacing: 35' x 42'
- » 2024 Taxes: \$1.23 PSF
- » CAM: \$0.95 PSF (Includes Management Fee)
- » Bldg. Insurance: \$0.12 PSF
- » Rail: Potential (Union Pacific)



Vacant | Market-Ready Prep Completed



Divisible to Accommodate the Market Needs



Newly Paved Parking Lot



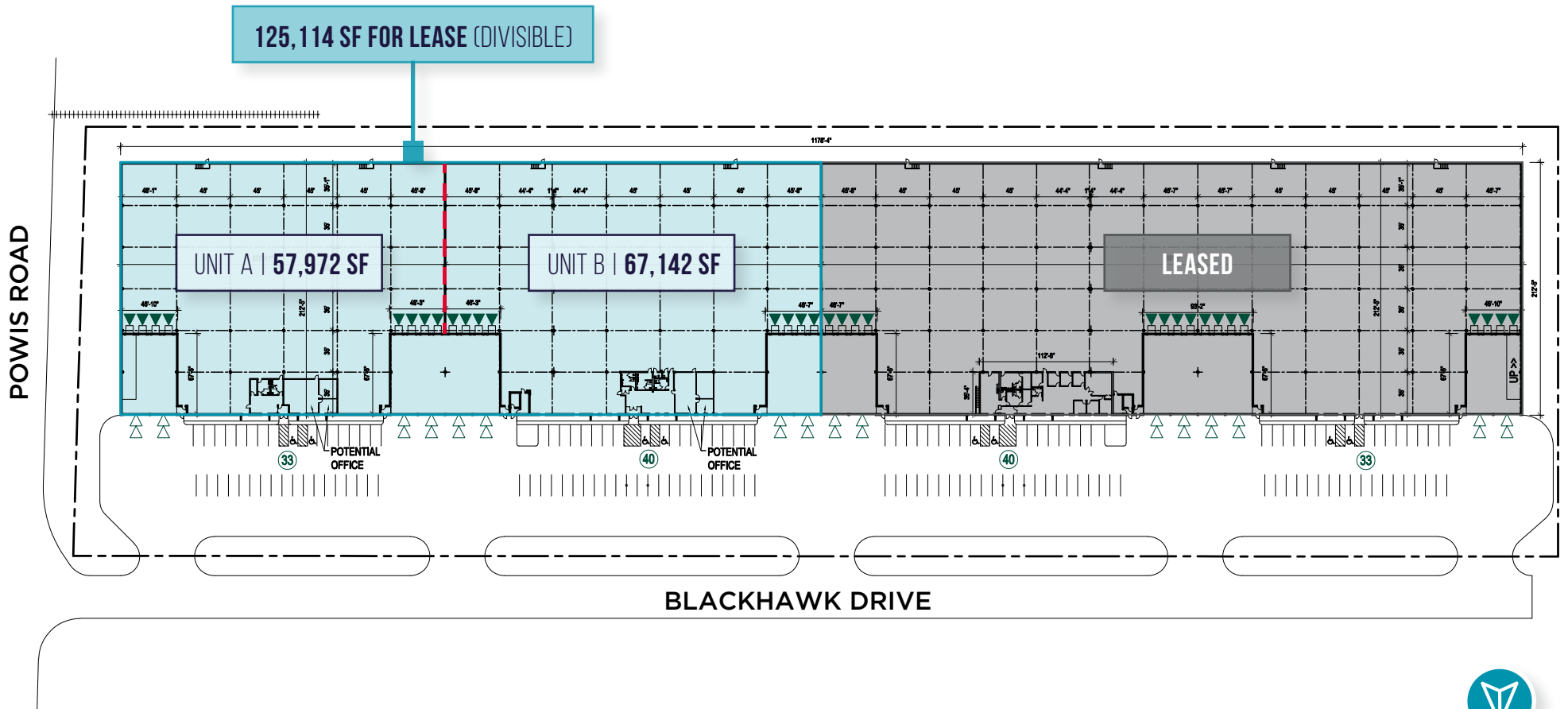
Building Is Potentially Rail Served



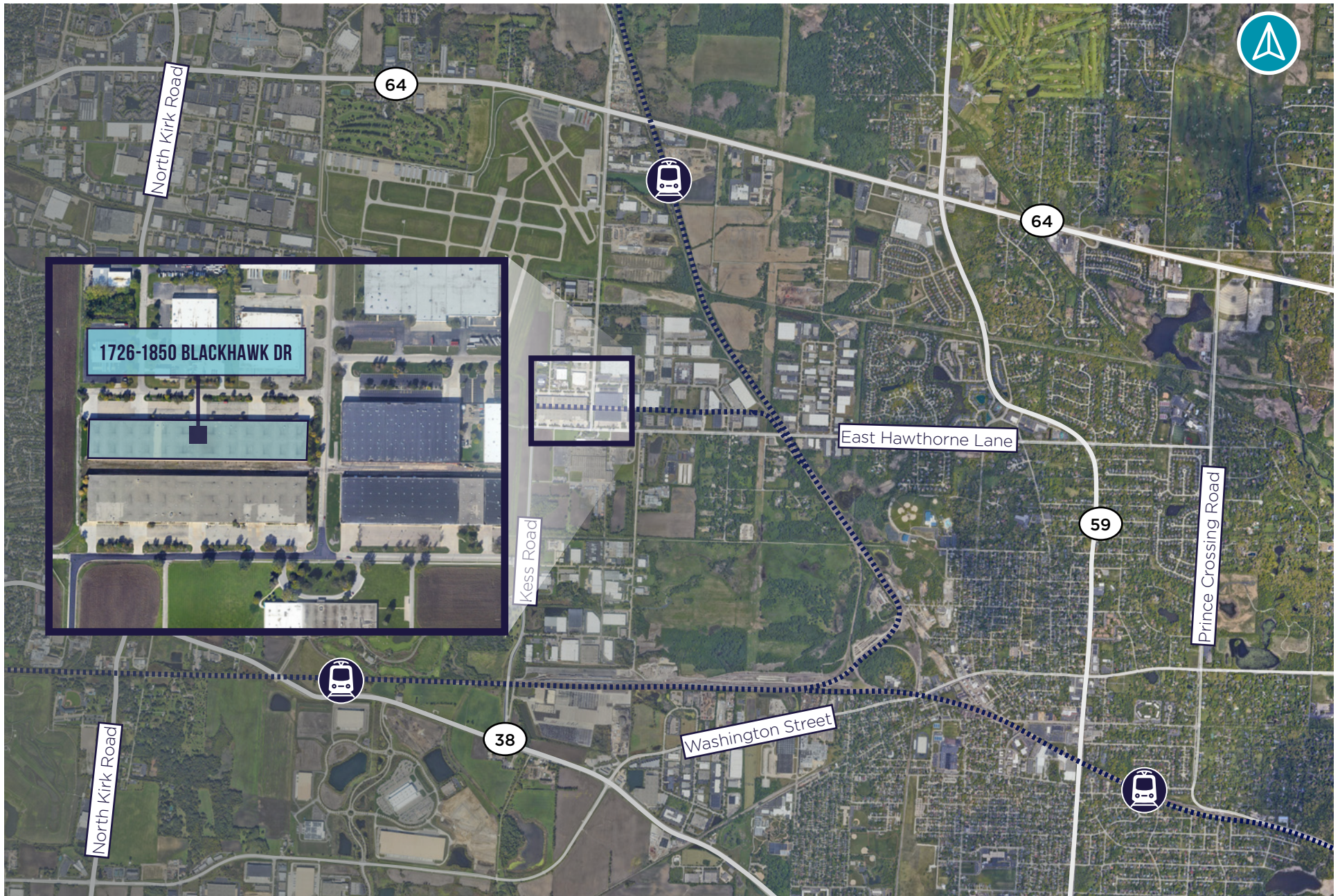
Low DuPage County Taxes

# Site Plan

125,114 SF FOR LEASE | DIVISIBLE TO 57,972 SF & 67,142 SF



# Aerial Map



# AVAILABLE FOR LEASE 125,114 SF (DIVISIBLE)



**1726-1850 BLACKHAWK DRIVE** | WEST CHICAGO, IL

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