

FLEX SPACE FOR LEASE

ELMHURST INDUSTRIAL BUILDING

781-791 INDUSTRIAL DR, ELMHURST, IL 60126



LEASE RATE

\$13.00 SF/YR

OFFERING SUMMARY

Available SF:	4,590 SF
Lease Rate:	\$13.00 SF/yr (MG)
Lot Size:	1.21 Acres
Year Built:	1972
Building Size:	21,403 SF
Zoning:	I-1 Restricted Industrial
Market:	Chicago
Submarket:	West Suburbs Ind

PROPERTY OVERVIEW

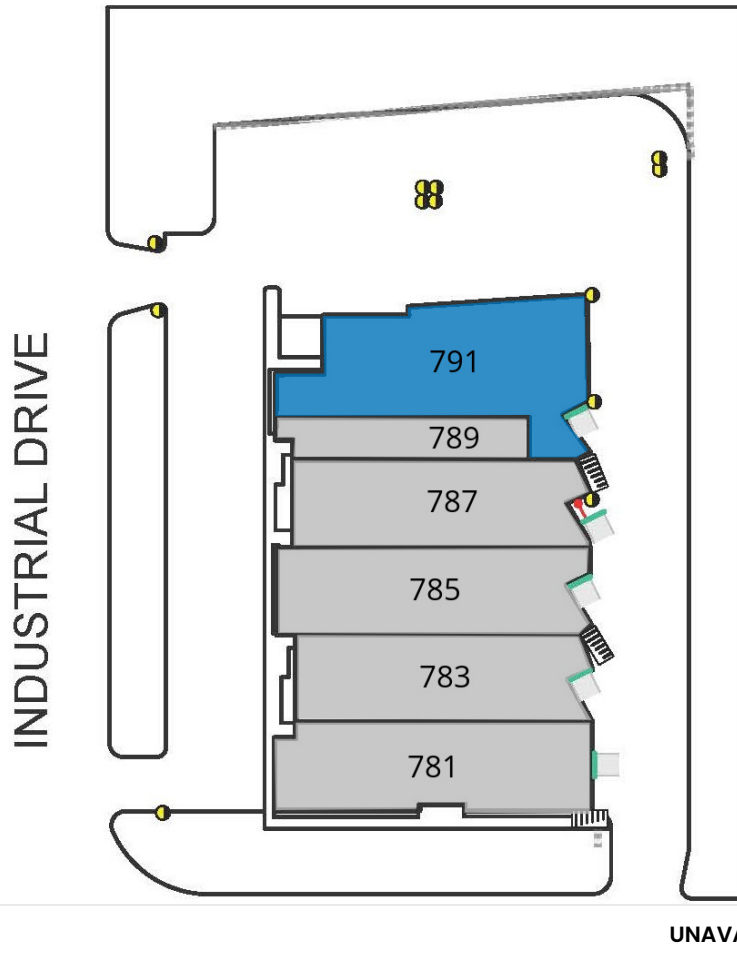
The Elmhurst Industrial Building is an industrial center with excellent street visibility. Most units include high dock doors and the center boasts diverse co-tenants including US Environmental Rental Corp. and Absolute Soccer.

PROPERTY HIGHLIGHTS

- Street-facing
- High-Dock Doors
- Additional Parking Along North Side
- Near I-290/York Interchange and I-294

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LEASE TYPE MG | TOTAL SPACE 4,590 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$13.00 SF/YR

SUITE	TENANT	SIZE	TYPE	RATE
791	Available	4,590 SF	Modified Gross	\$13.00 SF/yr

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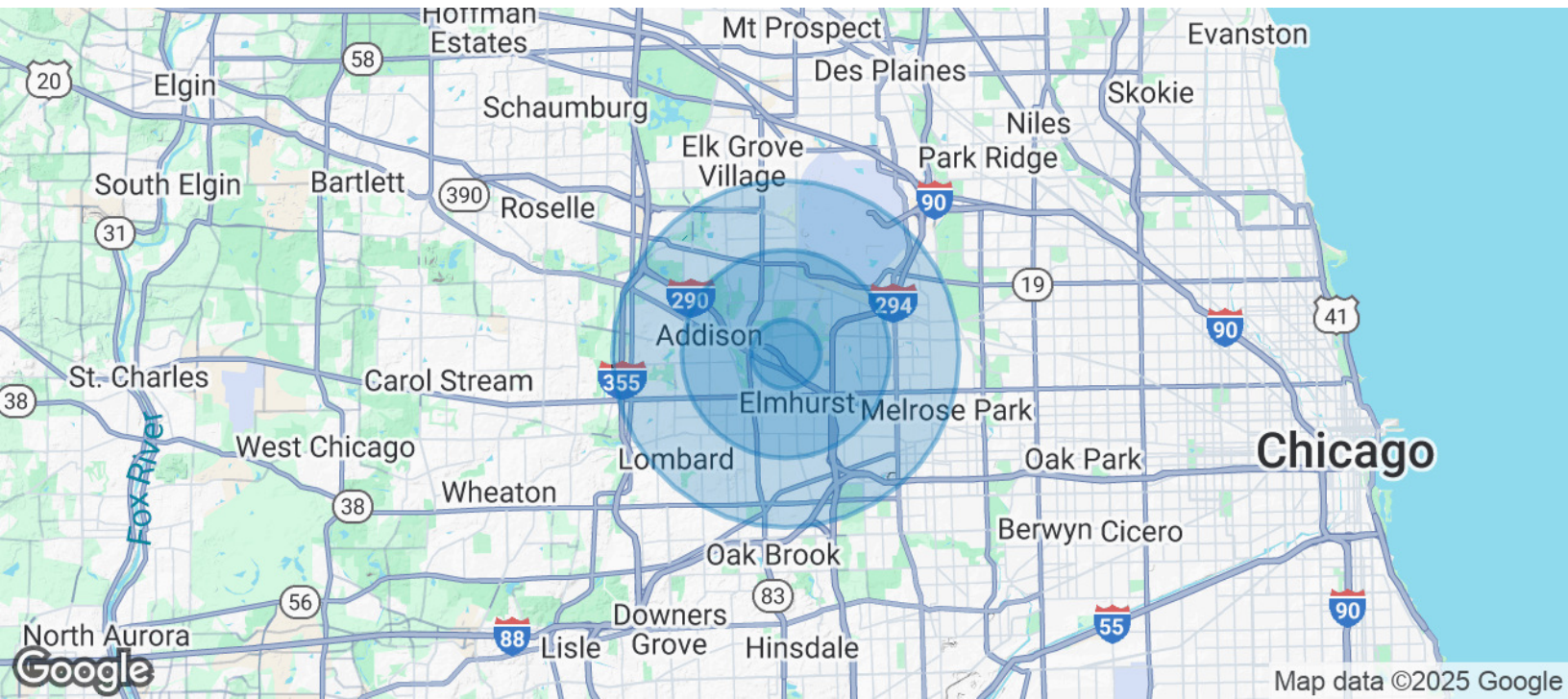
LOCATION OVERVIEW

The Elmhurst Industrial Building is located one mile from I-290/York interchange, near I-294 and I-355, in Elmhurst, IL. Its location makes it perfect for quick access to O'Hare International Airport as well as Chicago and its surrounding suburbs.

Amenities in the immediate area include several restaurants, fitness clubs and retail centers, and several large car dealerships.

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,394	98,738	256,321
Average age	38.8	36.8	36.5
Average age (Male)	34.2	34.6	35.0
Average age (Female)	42.4	38.8	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,756	34,965	88,585
# of persons per HH	2.7	2.8	2.9
Average HH income	\$88,335	\$87,799	\$81,615
Average house value	\$402,187	\$390,697	\$325,640

* Demographic data derived from 2020 ACS - US Census