

537 DISCOVERY DRIVE, WEST CHICAGO, IL



FOR LEASE

±224,146 SQUARE FEET (DIVISIBLE TO ±113,037 SF)

±113,037 SF Available For Immediate Occupancy | Modern Distribution Facility With Heavy Power





FOR LEASE | 537 DISCOVERY DR. WEST CHICAGO, IL

Property Features

537 Discovery Drive located in West Chicago is situated within the DuPage Business Center Park and fronts Roosevelt Road/IL-38. The Class A property boasts high image pre-cast concrete and glass construction. The property is ideal for manufacturing and distribution, and offers move-in ready space options from ±113,037 to ±224,146 square feet.

Building Size:	400,088 SF
Site Size:	26.4 Acres
Year Built:	2022
Clear Height:	36'
Bay Size:	50'x51'
Lighting:	LED Throughout
Sprinkler System:	ESFR
Power:	1,600 Amps / 480 Volt
Taxes:	\$2.05/SF
CAM/Management:	\$0.70/SF (Includes Management)
Insurance:	\$0.12/SF
Lease Rate:	Subject to Offer

Available Space:	Option 1:	Option 2:
Premises:	±113,037 SF	±224,146 SF
Office Area:	±2,500 SF Spec	±2,500 SF Spec
Exterior Docks:	14 (Expandable to 26)	26 (Expandable to 48)
Drive-In Doors:	1 (12'x14')	2 (12'x14')
Car Parking:	149 Spaces	149 Spaces (Expandable)
Trailer Parking:	--	18 Stalls



Modern Distribution Facility

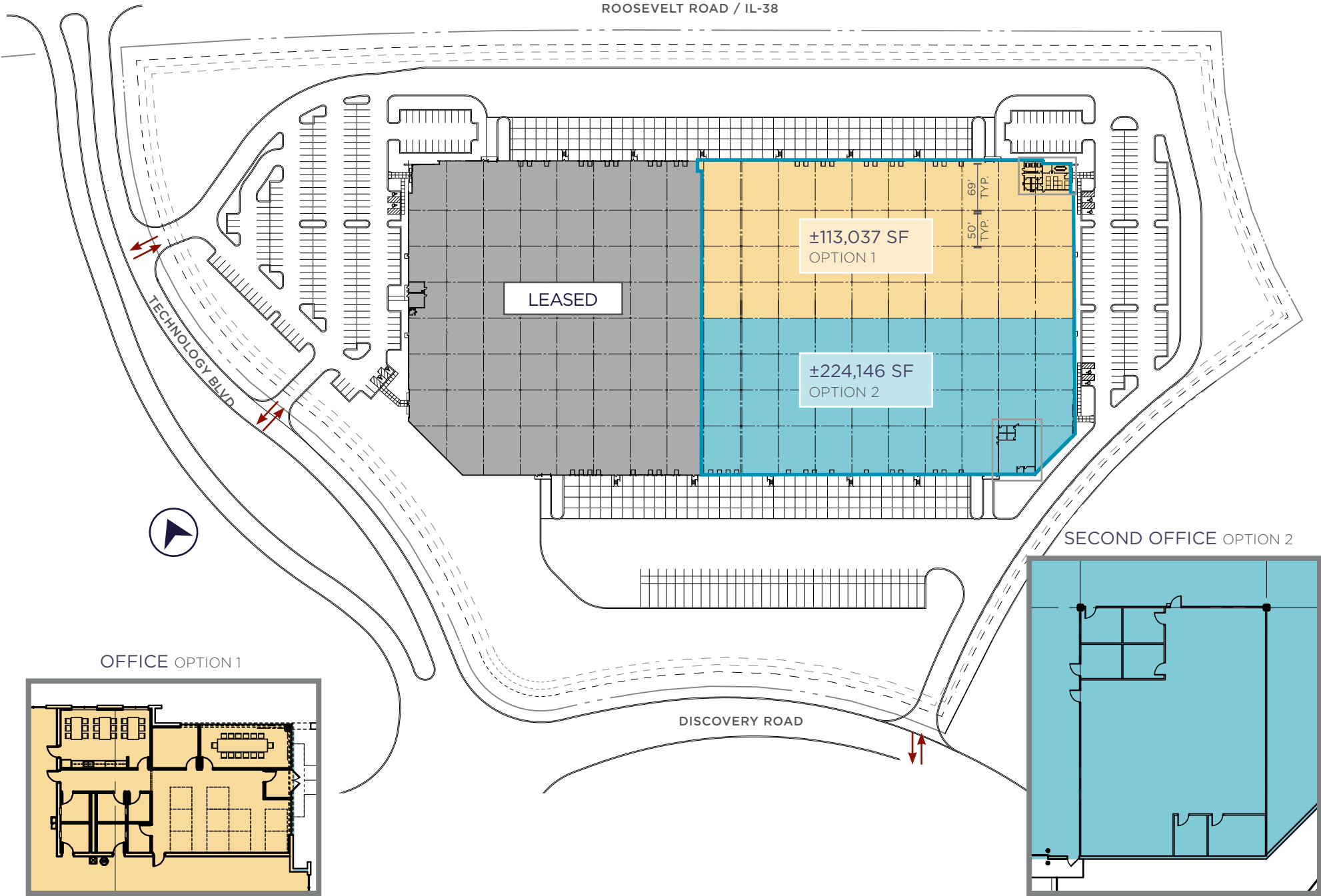


FOR LEASE | 537 DISCOVERY DR, WEST CHICAGO, IL

Site Plan

Flexible Lease Options
±113,037 SF to ±224,146 SF

ROOSEVELT ROAD / IL-38

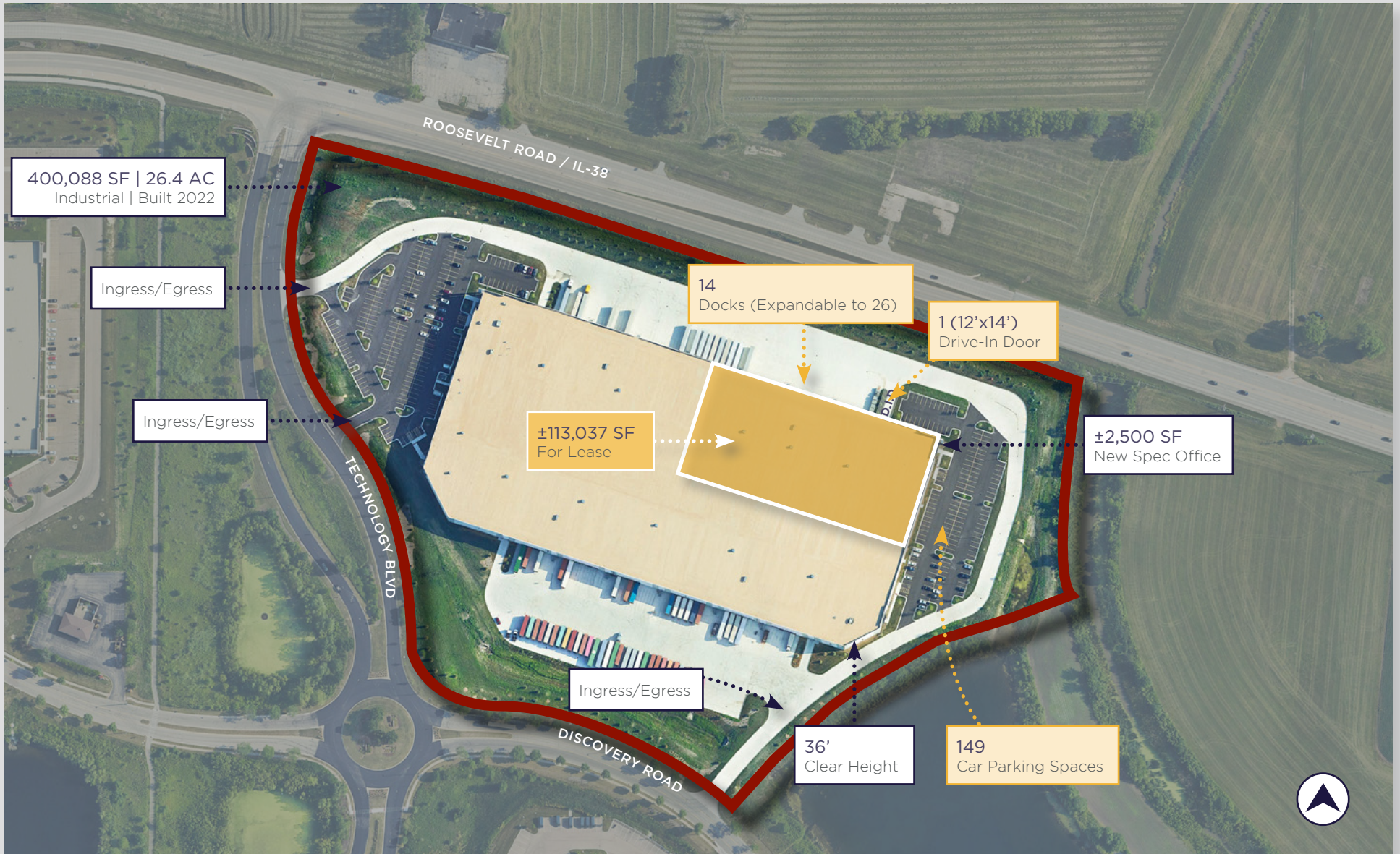




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Option 1

±113,037 SF For Lease | Fronts Roosevelt Rd/IL-38





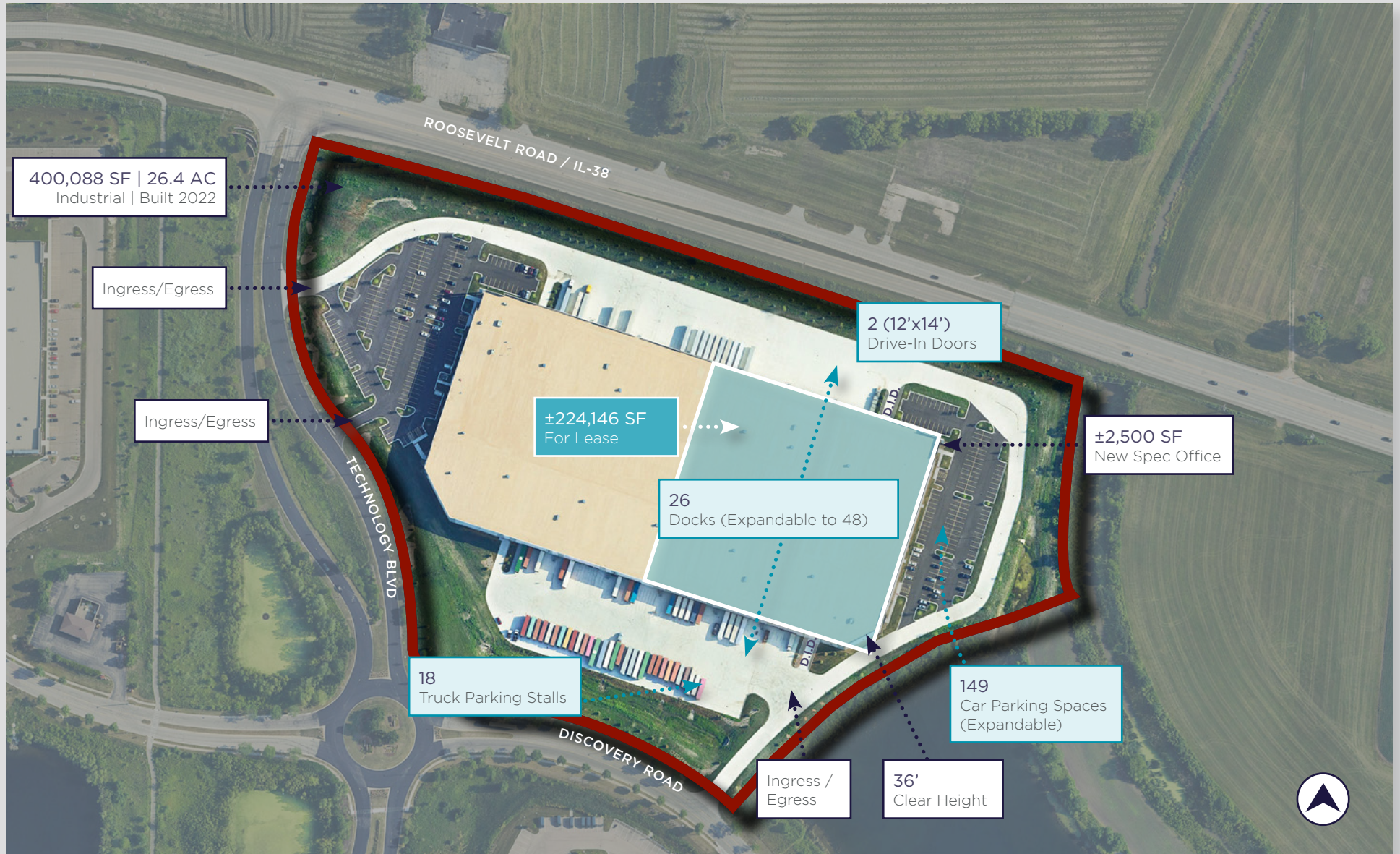
537
DISCOVERY DRIVE

SUITE 200

FOR LEASE | 537 DISCOVERY DR, WEST CHICAGO, IL

Option 2

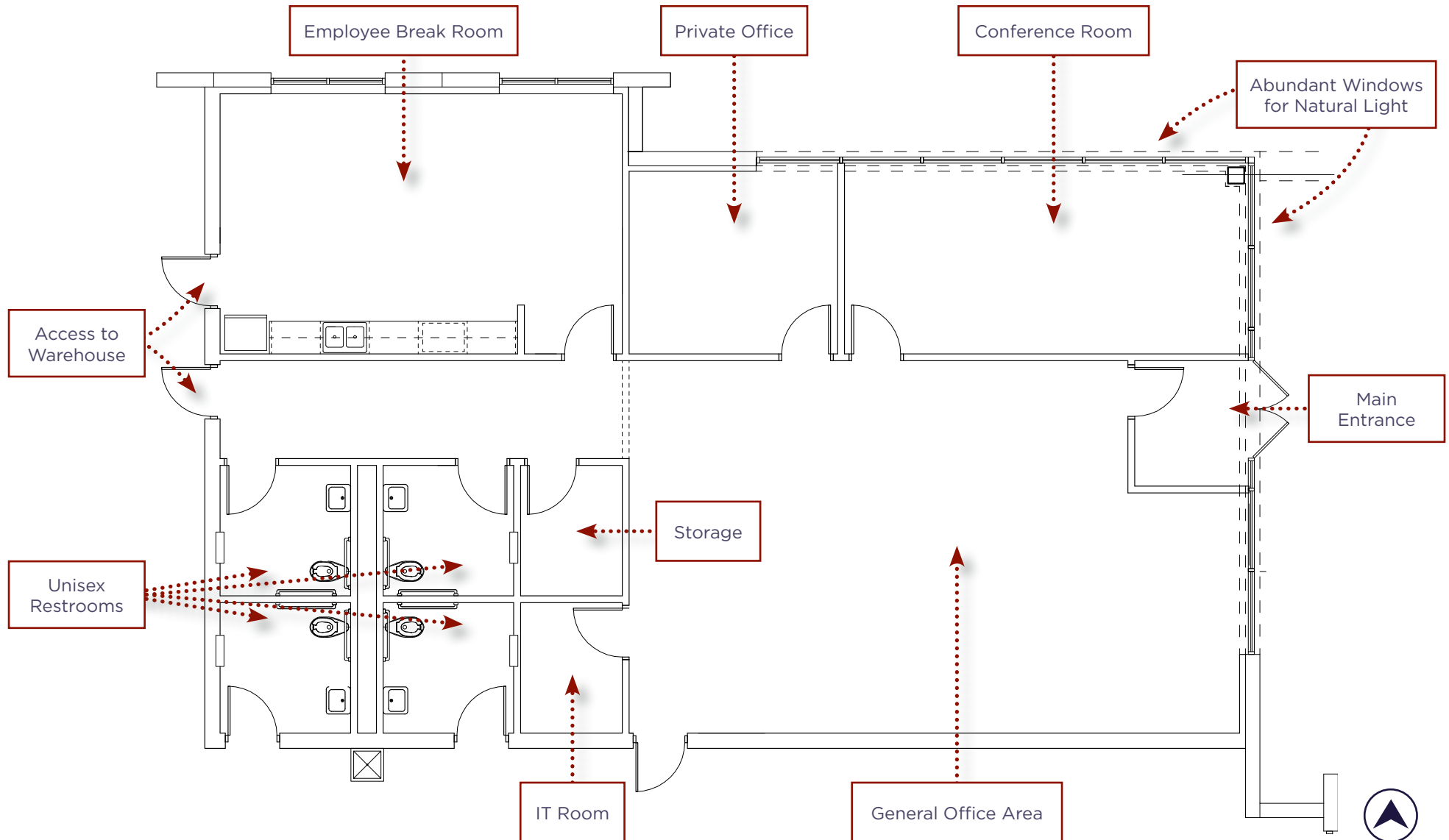
±224,146 SF For Lease | Partial Building



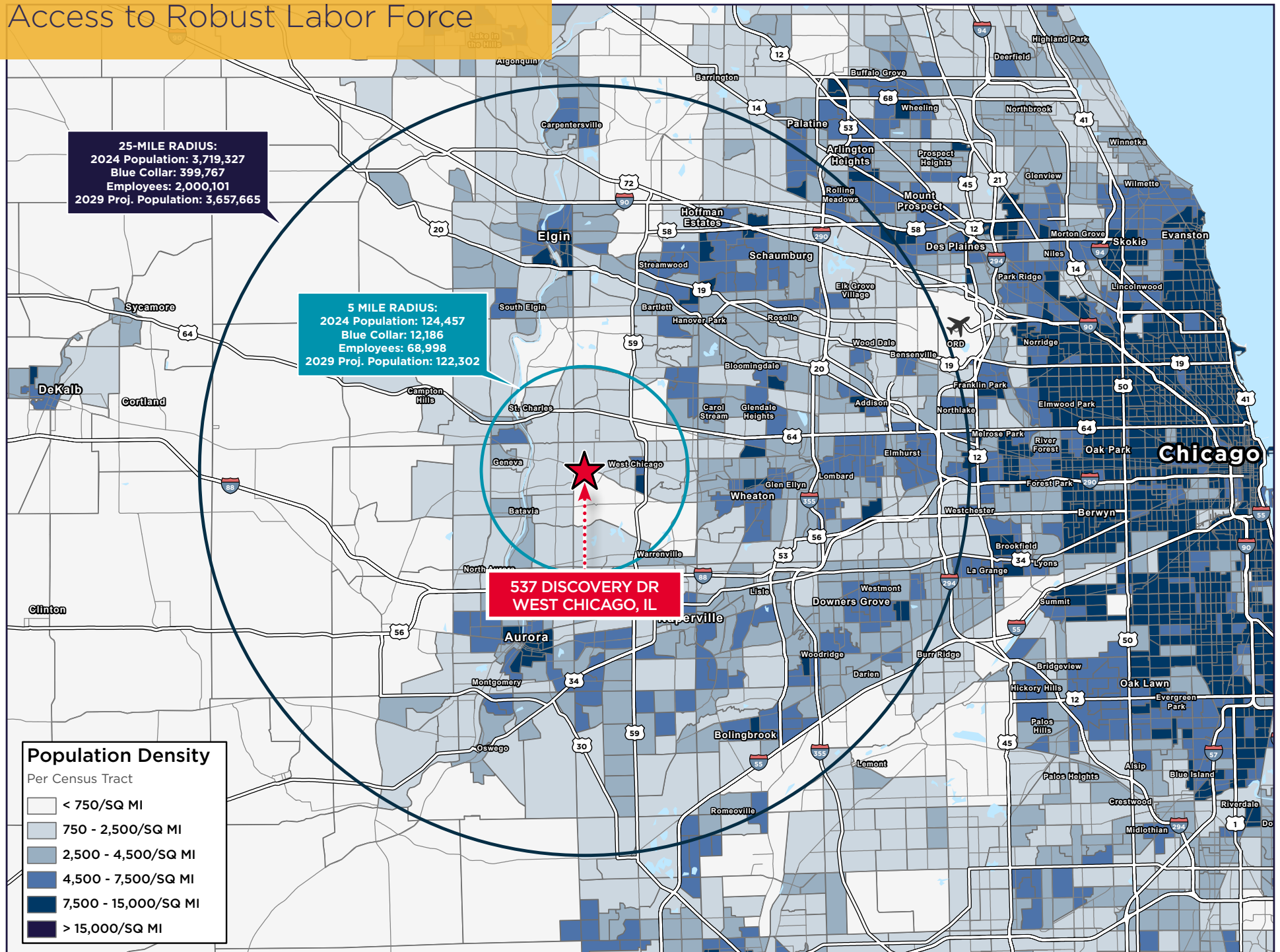


Spec Office Plan

±2,500 SF of New Space



Access to Robust Labor Force



Prime Location

- » Central to Western Suburbs
- » Close Proximity to Major Arterial Routes
- » Access to Large Labor Pool
- » Potential Local Incentives Available

**537 DISCOVERY DR
113,037 SF FOR LEASE**

DUPAGE AIRPORT

O'HARE INTERNATIONAL AIRPORT

- An aerial map of the Western Suburbs of Chicago, including areas like St. Charles, Batavia, North Aurora, and West Chicago. An orange semi-transparent box in the upper left corner contains the text 'Prime Location' and a list of four bullet points: '» Central to Western Suburbs', '» Close Proximity to Major Arterial Routes', '» Access to Large Labor Pool', and '» Potential Local Incentives Available'. A yellow callout box with a dashed arrow points to a specific location on the map, labeled '537 DISCOVERY DR 113,037 SF FOR LEASE'. The map shows major highways (Interstates 55, 290, 294, 88, 355, 390, 38, 56, 59, 64, 83, 19, 20, 45, 58, 94) and various suburban towns. A north arrow is located in the bottom right corner.

An aerial map of the Chicago metropolitan area, specifically the western suburbs. A yellow callout box in the upper left corner lists four points: '» Central to Western Suburbs', '» Close Proximity to Major Arterial Routes', '» Access to Large Labor Pool', and '» Potential Local Incentives Available'. A yellow dashed arrow points from a yellow box labeled '537 DISCOVERY DR 113,037 SF FOR LEASE' to a specific location near the DuPage Airport. The map shows major highways (Interstates 55, 290, 294, 88, 355, 390, 38, 56, 59, 64, 83, 19, 20, 45, 58, 94) and various suburbs including Elk Grove Village, Itasca, Wood Dale, Bensenville, Franklin Park, Melrose Park, Villa Park, Lombard, Glen Ellyn, Wheaton, Winfield, Bartlett, Carol Stream, Glendale Heights, Bloomingdale, Roselle, Addison, Elmhurst, Oak Brook, Downers Grove, Lisle, Naperville, Eola, North Aurora, Batavia, Wenmoth Acres, St Charles, and West Chicago. A north arrow is located in the bottom right corner.

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537 Discovery Drive

- » Flexible Lease Options
- » Available for Immediate Occupancy
- » Near Multiple Major Arterial Routes
- » Low DuPage County Taxes



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