

3.1-ACRE

SALE/LEASE

OPPORTUNITY

Gerzevske Ln

Kehoe Blvd

600'

229'

Randy Rd

Approved for Trailer Parking Lot Development

470 Kehoe Boulevard

Carol Stream, Illinois 60188 | DuPage County

One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

hiffman.com

PROPERTY HIGHLIGHTS

- Available Size: 3.1 Acres
- Zoning: Industrial
- County: DuPage
- Abundant area amenities
- Diverse tenants and robust labor pool
- Close proximity to I-355 via Rt. 64
- Sale Price: Subject to offer
- Lease Rate: Subject to offer



3.1 ACRE
SITE



ROBUST
LABOR
FORCE



4.8 MILES
TO I-355



23 MILES
TO O'HARE
INT'L AIRPORT

Contact

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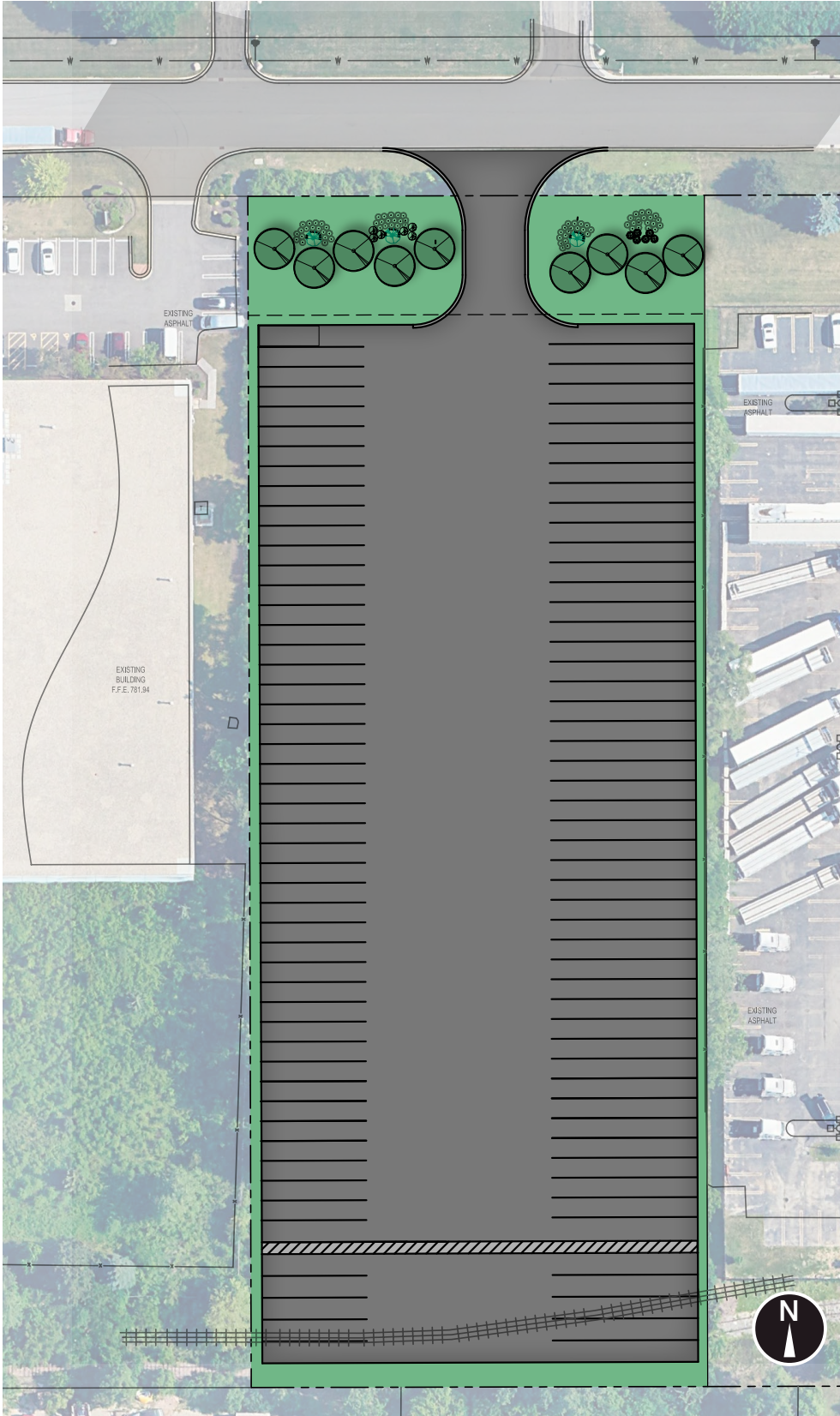
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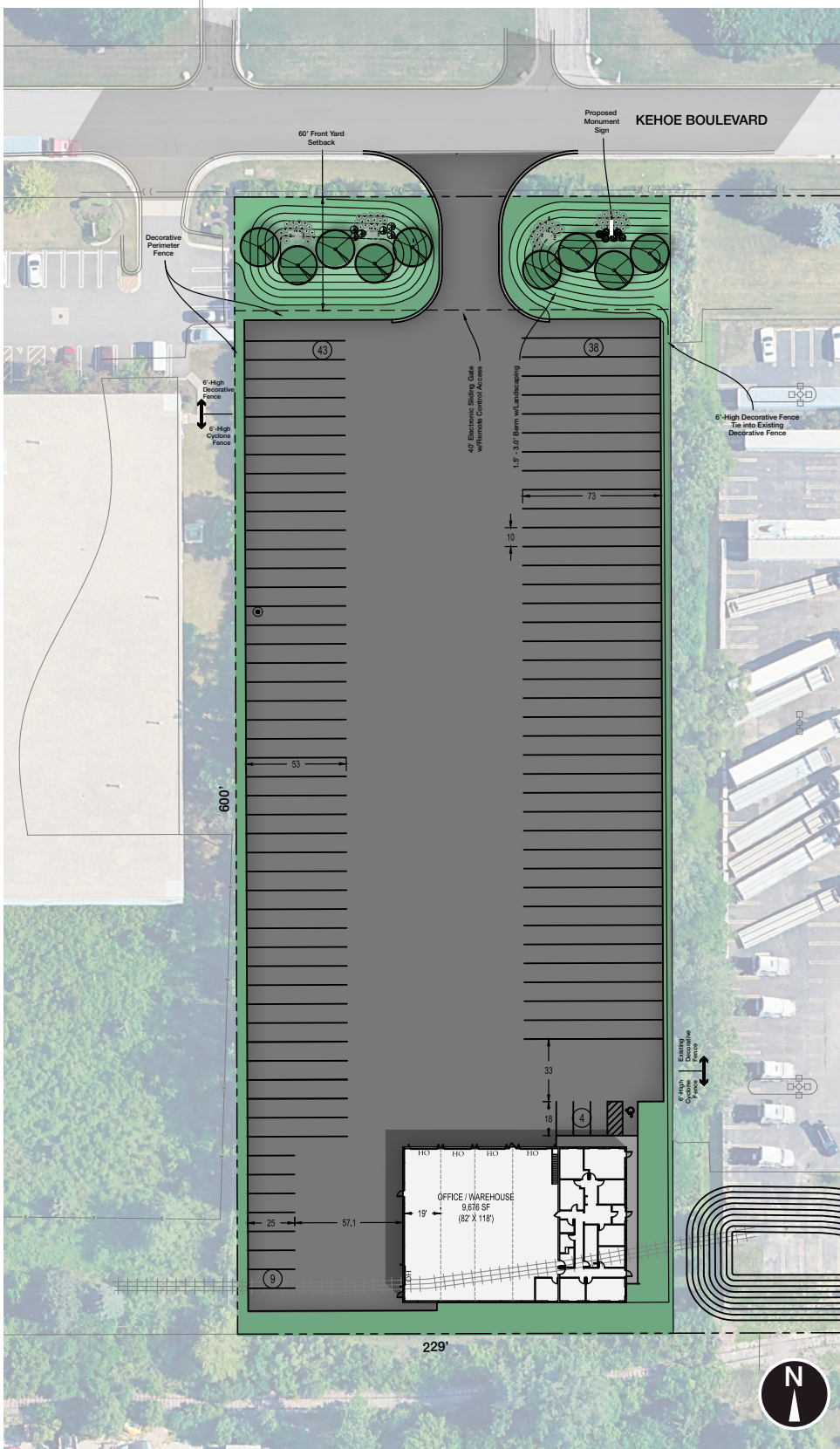
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TRAILER PARKING CONCEPT

- Favorable zoning in place
- 102 Trailer Stalls (10' OC)
- Site is fully paved, fenced & lit
- Ability to fully secure
- Ideal for trailer storage or material storage





MAINTENANCE FACILITY CONCEPT

- +/-9,676 SF maintenance facility
- Five Overhead Doors
- 4 Maintenance Bays
- +/-2,000 SF office (Can be expanded or scaled back)
- 81 Trailer stalls
- 9 Tractor stalls
- 4 Auto stalls
- Favorable zoning in place

