

12,880 SF FOR LEASE

COLLEGE WEST BUSINESS PARK 1950 - 1962 OHIO STREET, LISLE, IL



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AVAILABLE FOR LEASE

COLLEGE WEST BUSINESS PARK

1950 - 1962 OHIO STREET, LISLE, IL



AVAILABLE FOR LEASE:

UNIT 1960: 12,880 SF (available September 2024)

OFFICE: ± 1,500 SF

BAY SIZE: 36.5' x 31'

CLEAR HEIGHT: 14'

LOADING: › 1 shared interior dock door
› 1 drive-in door

CONSTRUCTION: Brick

SPRINKLER: Yes

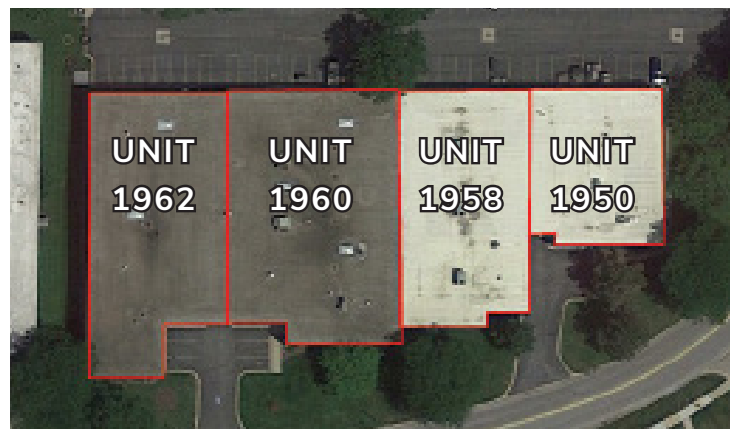
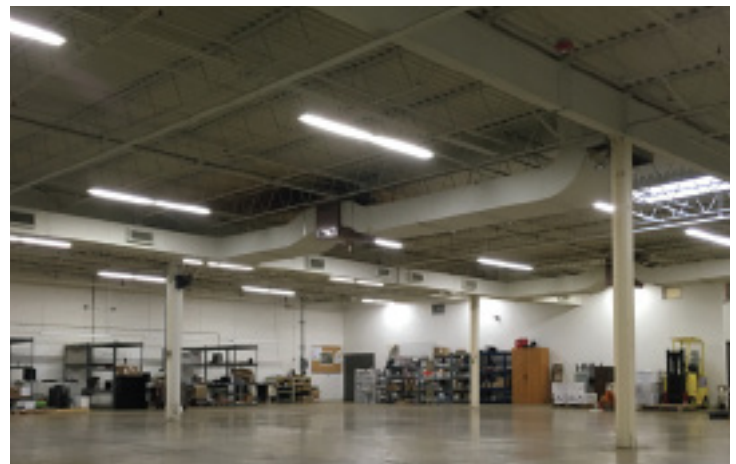
HVAC: Fully air conditioned
Rooftop heating units

POWER: 400 amp, 3-phase

LEASE RATE: \$11.50 PSF Modified Gross

ADDITIONAL FEATURES:

- › Dock and drive-in door
- › Superb location
- › Low taxes
- › Access to I-88 and I-355
- › High image office and warehouse
- › Well maintained
- › Fully air conditioned
- › Key pad
- › Security Cameras



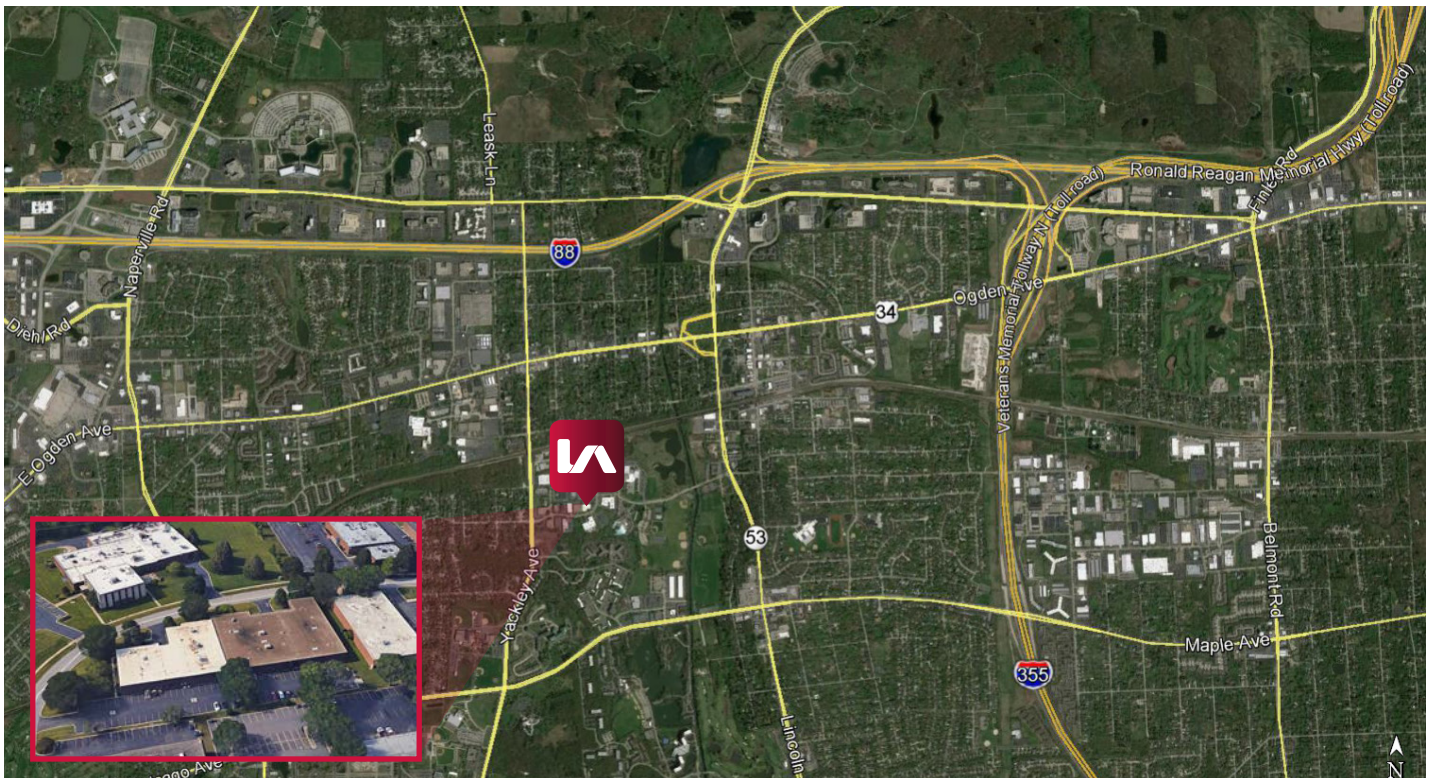
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LOCATION HIGHLIGHTS

- 1950 - 1962 Ohio Street presents an exceptional opportunity a local business to own a high image multi-tenant building with lease income in place.
- The building is surrounded by a strong mix of both blue and white collar labor, a population base of 244,188 within a 5 mile radius, and a median household income is \$94,116.
- 1950 - 1962 Ohio Street is centrally located less than 1.5 miles from Interstate 88 and less than 2.2 miles from I-88 and I-355 Interchange. Surrounded by an abundance of amenities including restaurants, stores, and hotels, this building is a great location for both employees and out of town visitors.



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