



INDUSTRIAL WAREHOUSE SPACE WITH YARD

FOR LEASE • 4,200 SF Warehouse • Flexible Build-to-Suit Potential

4N351 POWIS ROAD, WEST CHICAGO, IL | OFFERING MEMORANDUM

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PROPERTY OVERVIEW

This industrial property in West Chicago offers a **functional warehouse with a secured yard and flexible build-to-suit potential** for incoming tenants. The site includes approximately 0.96 acres of gravel yard area that is fully fenced and gated, providing an ideal setup for equipment storage, contractor use, or vehicle parking.

The 4,200 SF warehouse was constructed in 1974 and features masonry construction, 18' clear height at the roof peak, and two drive-in doors measuring 12'x12' and 12'x14'. Ownership is willing to increase door sizes to accommodate larger equipment or vehicle access. The building benefits from a new roof and is currently undergoing renovations, including plumbing and insulation upgrades.

Ownership is prepared to further renovate or build out warehouse and office space to suit tenant requirements, creating a flexible opportunity for users seeking customized industrial space with outdoor storage capabilities.

| | |
|---------------------|----------------------------------|
| Property Address | 4N351 Powis Road |
| City, State | West Chicago, IL 60185 |
| Property Type | Industrial Warehouse With Yard |
| Lease Rate | Subject To Offer |
| Building Size | 4,200 SF |
| Unit Size For Lease | 4,200 SF |
| Total Lot Size | 0.96 Acres |
| Lot Size For Lease: | 0.96 Acres |
| Year Built | 1974 |
| Zoning | M |
| Yard Amenities | Gravel lot with fencing and gate |
| Construction Type | Masonry Construction |
| Roof Type / Age | Metal Roof |
| Clear Height | 18' at peak |
| Drive In Doors | 2 DID's (12' x 12') (12' x 14') |
| PIN | 01-20-303-002 |
| Taxes | \$13,963 (2024 Taxes) |



POWIS ROAD



Route 59
~2 Miles East



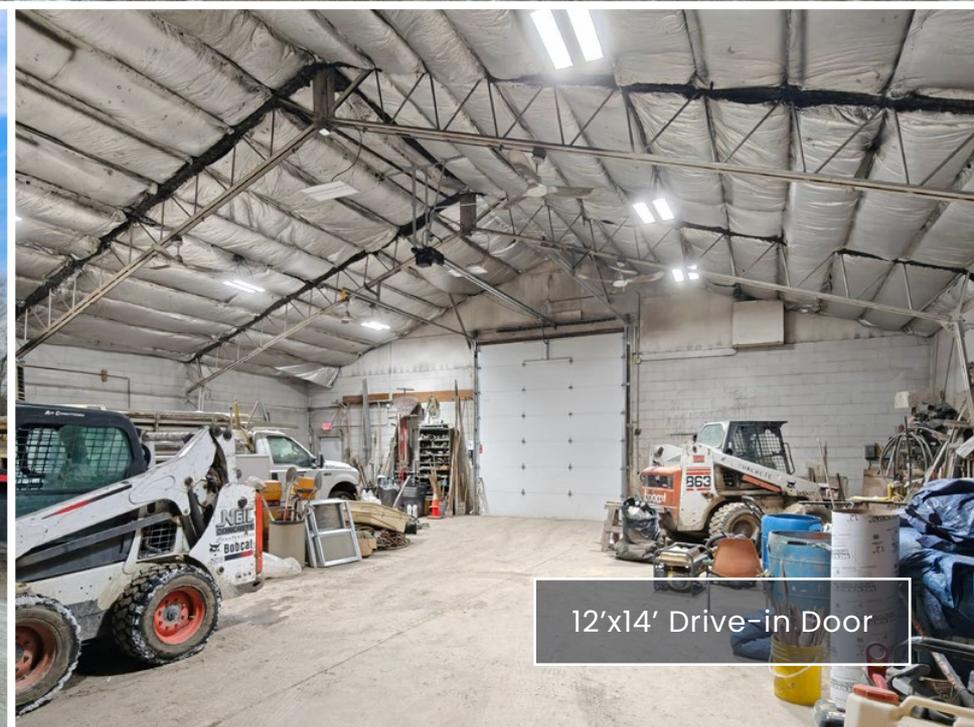
North Avenue (IL-64)
~1 Mile South



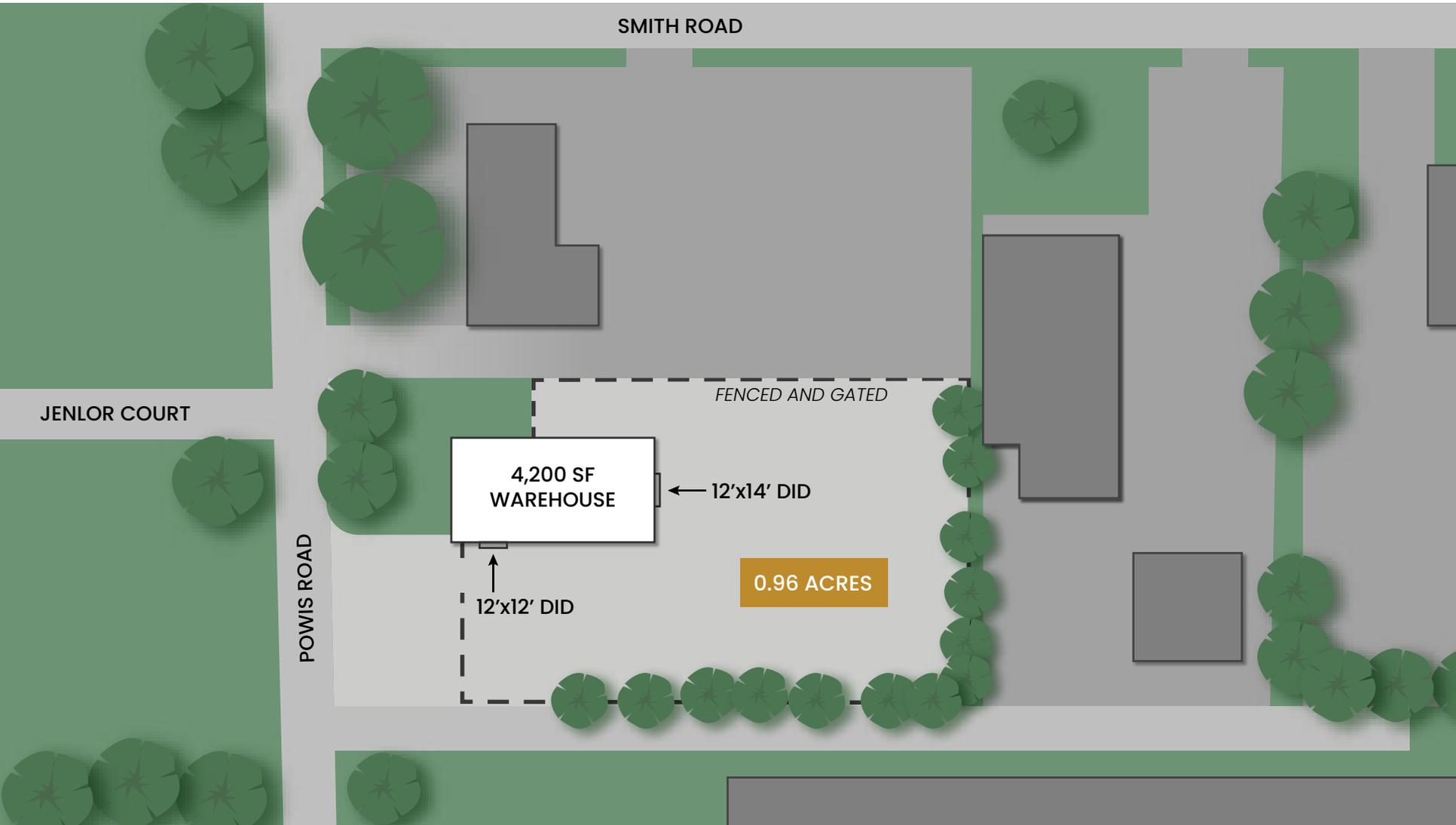
Interstate 355
~7 Miles Southeast



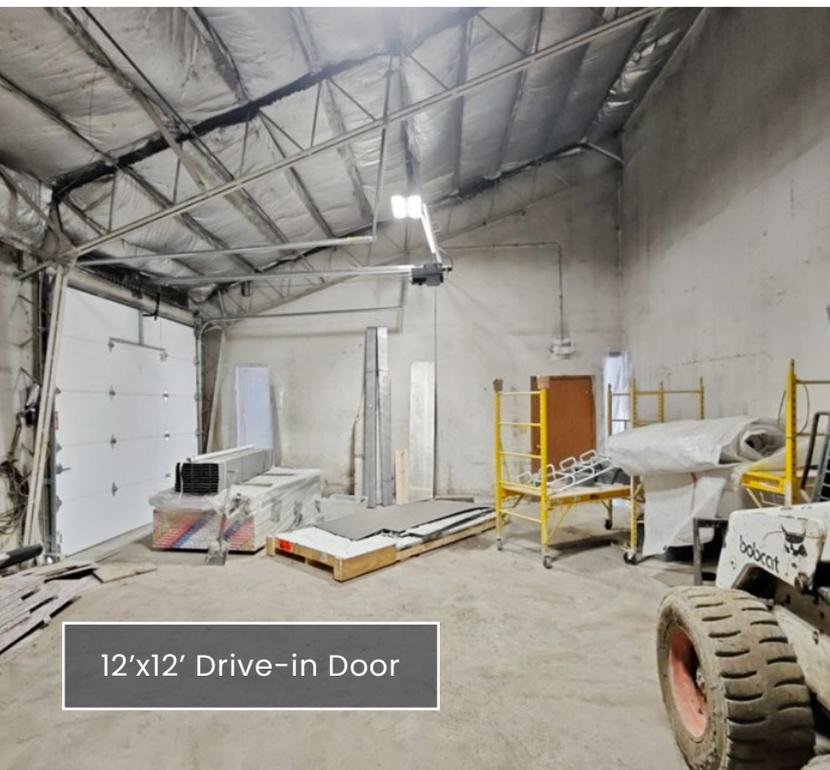
O'Hare Int'l Airport
~25 Miles East



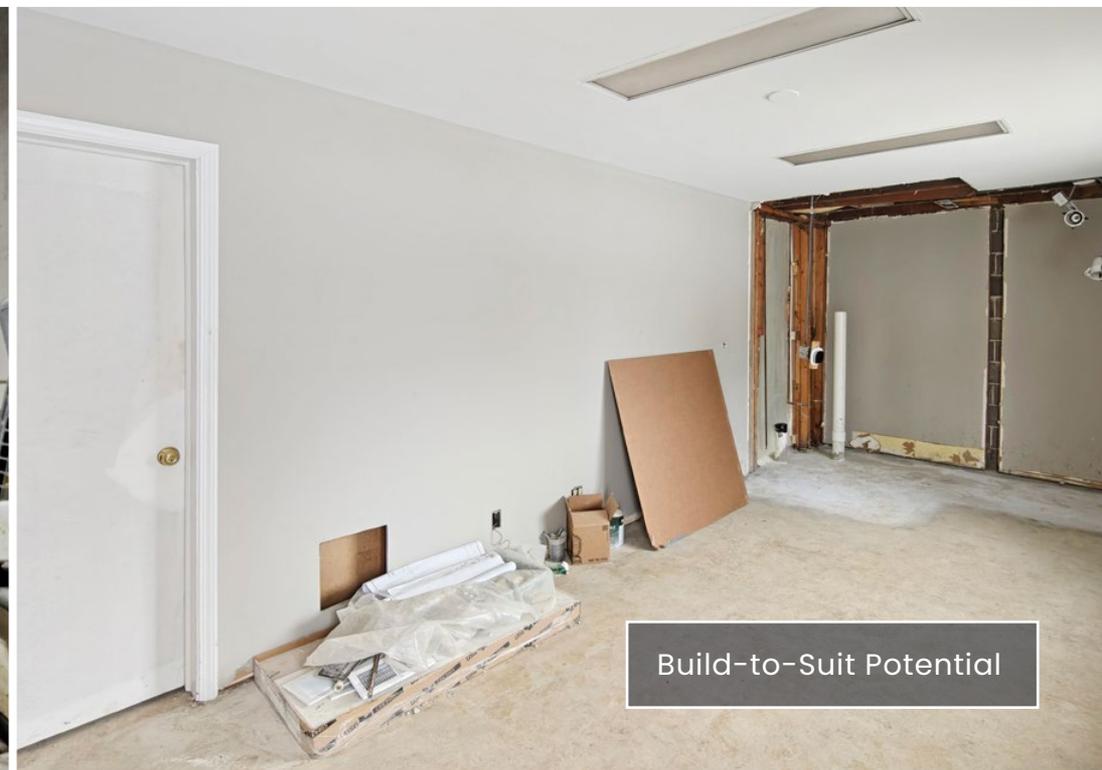
SITE PLAN



4,200 SF Warehouse Space



12'x12' Drive-in Door



Build-to-Suit Potential



LOCATION OVERVIEW



WEST CHICAGO, ILLINOIS

Located in DuPage County, West Chicago sits about 30 miles west of downtown Chicago and offers a mix of suburban neighborhoods, historic downtown charm, and a strong transportation backbone. Originally established as one of Illinois' first railroad towns, it still serves as a local transit hub with a Metra station on the Union Pacific West Line and multiple freight lines running through town. The downtown area offers a number of small shops, restaurants, residential lofts, and community recreation centers.

Recent years have seen continued interest from developers and investors in industrial land and projects. Plans have moved forward for significant warehouse space, such as a ~260,000 square-foot facility at DuPage Crossings with direct access to I-88. These developments reflect broader regional demand for logistics real estate close to Chicago's employment base and transportation infrastructure. Additionally, West Chicago benefits from excellent regional connectivity, anchored by Illinois Route 59, which runs north-south through the city and provides direct access to Interstate 88. East-west arterials like Roosevelt Road (Route 38) and North Avenue (Route 64) connect the area to neighboring suburbs and major commercial corridors.

DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT

| | 2 miles | 5 miles |
|----------------------|-----------|-----------|
| 2024 Population | 9,828 | 112,478 |
| 2024 Households | 3,152 | 39,297 |
| Avg Household Size | 3.00 | 2.80 |
| Median Home Value | \$381,192 | \$321,002 |
| Avg Household Income | \$142,485 | \$133,781 |
| Median Age | 41.80 | 41.90 |



Education

| | | |
|------------------------------|-------|--------|
| Some High School, No Diploma | 549 | 6,872 |
| High School Graduate | 1,491 | 16,854 |
| Some College, No Degree | 1,510 | 20,600 |
| Associate Degree | 214 | 5,488 |
| Bachelor's Degree | 1,865 | 21,680 |
| Advanced Degree | 1,349 | 12,830 |



Employment

| | | |
|--------------------------|-------|--------|
| Civilian Employed | 5,257 | 62,572 |
| Civilian Unemployed | 207 | 2,276 |
| Civilian Non-Labor Force | 2,581 | 27,177 |



5-MILE POPULATION:
112,478



MEDIAN AGE
41.80



AVERAGE HOUSEHOLD INCOME
\$142,485 (2-mile)



FORTINO

REAL ESTATE GROUP

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WEST CHICAGO, IL

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