

FOR LEASE

1400 POWIS ROAD | WEST CHICAGO, IL

WAREHOUSE WITH OUTDOOR STORAGE



Specifications

Total Building Area:	± 67,500 SF
1 ST Floor Space:	± 56,250 SF
Warehouse Area:	Approx. 45,000 SF
Office Area:	11,250 SF
Total Land Area:	5 Acres
Yard Area:	2.5 Acres <i>Fenced and Concrete</i>
Loading:	2 Oversized Drive-thru Bays 1 Oversized Drive-in Door 1 Standard Drive-in Door 6 Drive-in Doors Total
Ceiling Height:	24' Clear

Zoning:	M-Manufacturing District
Sprinklered:	Wet
Parking:	Heavy
Year Built:	1988
RE Taxes:	\$79,239.12 <i>(2023 payable 2024)</i>
PIN:	01-32-301-003
Lease Rate:	Subject to Offer

Highlights

-  Fenced Yard with Outdoor Storage
-  Drive-Thru Capability



Well-Appportioned Parking



Full Circulation of Building



DuPage Taxes



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