

# 255 Madsen, Bloomingdale, IL

**Available: 51,600 SF**



## FOR SUBLICENSE: 51,600 SF Building with Possible Option to Extend Lease

**BUILDING SIZE: 51,600 SF**

**LAND: 4.48 Acres**

**OFFICE: 5,502 SF**

**TRUCK LOADING: 6 Exterior Doors & 1 Drive-In Door**

**CAR PARKING: 63**

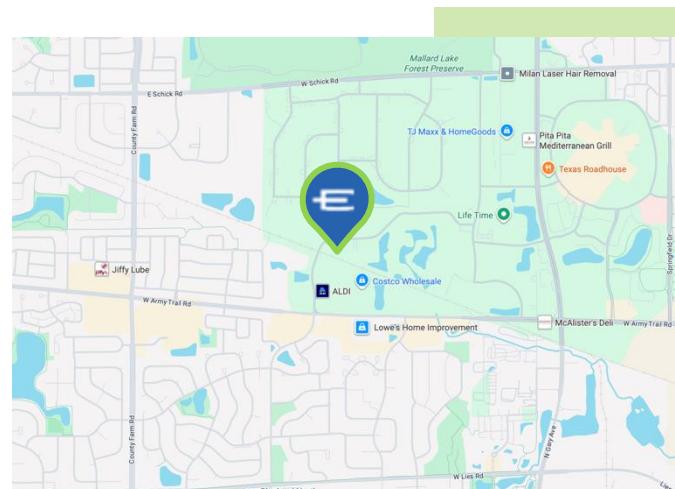
**SPRINKLER: ESFR**

**CEILING HEIGHT: 30'**

**ZONING: Business Park**

**TAXES: 2.7**

**LEASE RATE: \$10.31 PSF**



**SCAN FOR LISTING**



Original lease goes through February 28, 2027, while longer terms may be available.

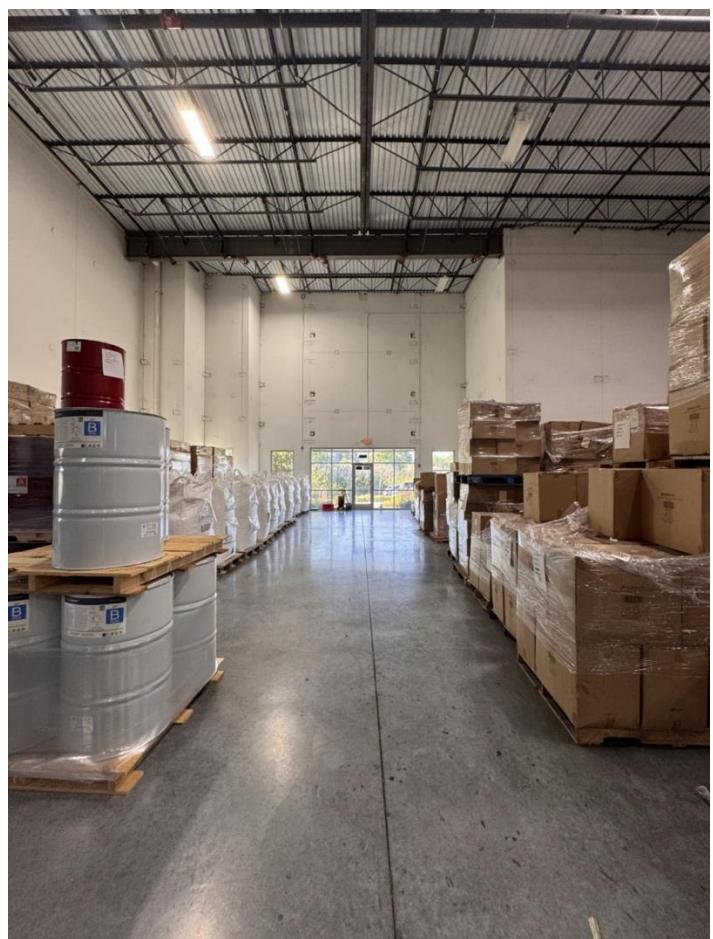
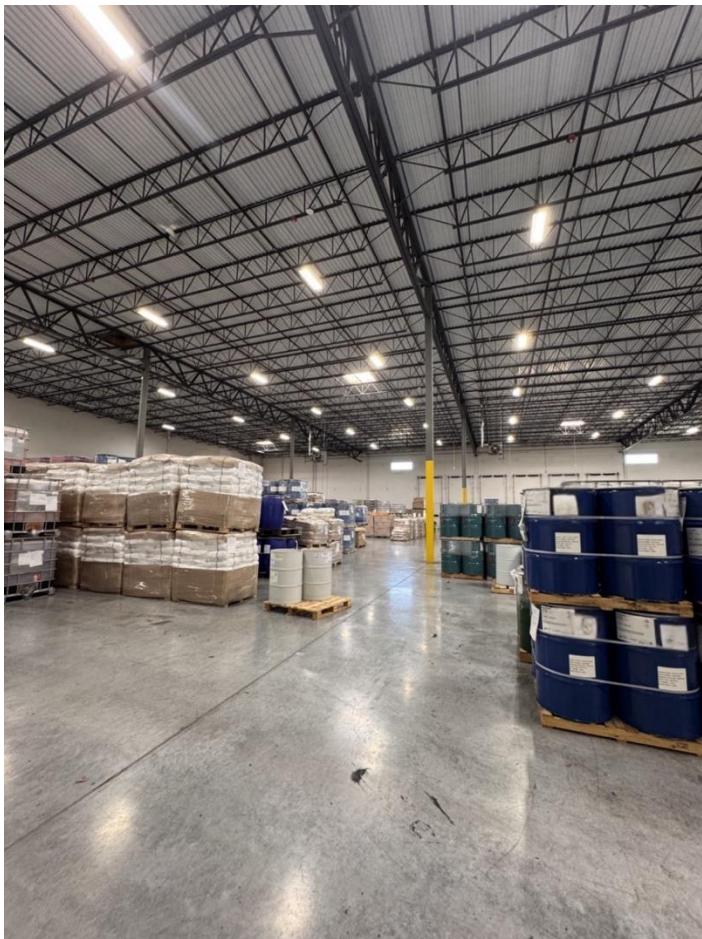
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Commercial Realty LLC

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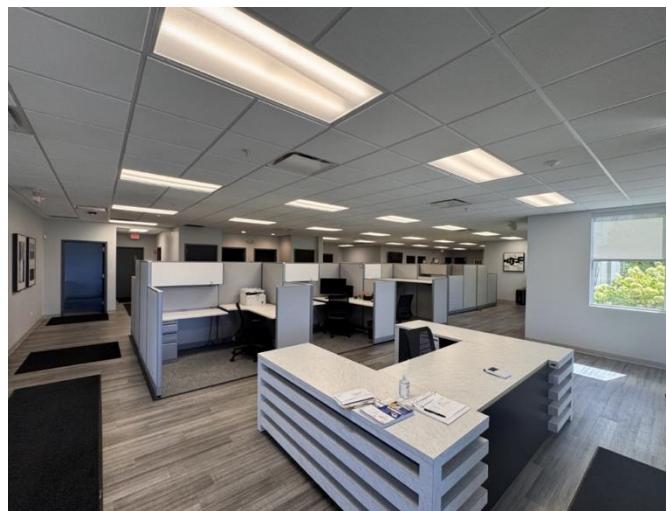
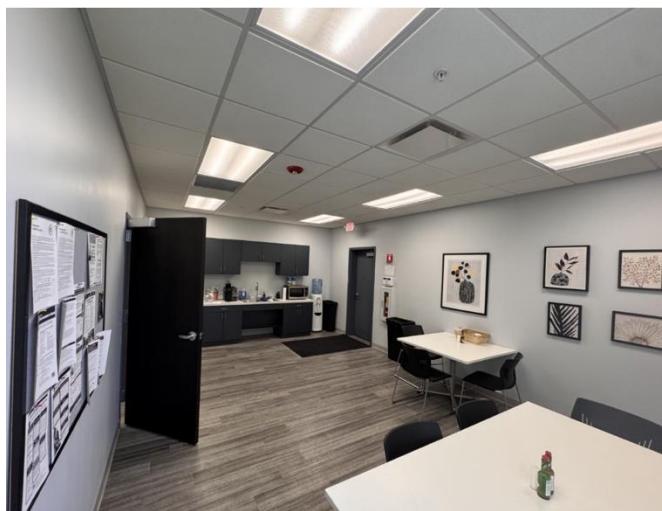
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# PHOTOS



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## FLOOR PLAN



## Mike Berkowitz

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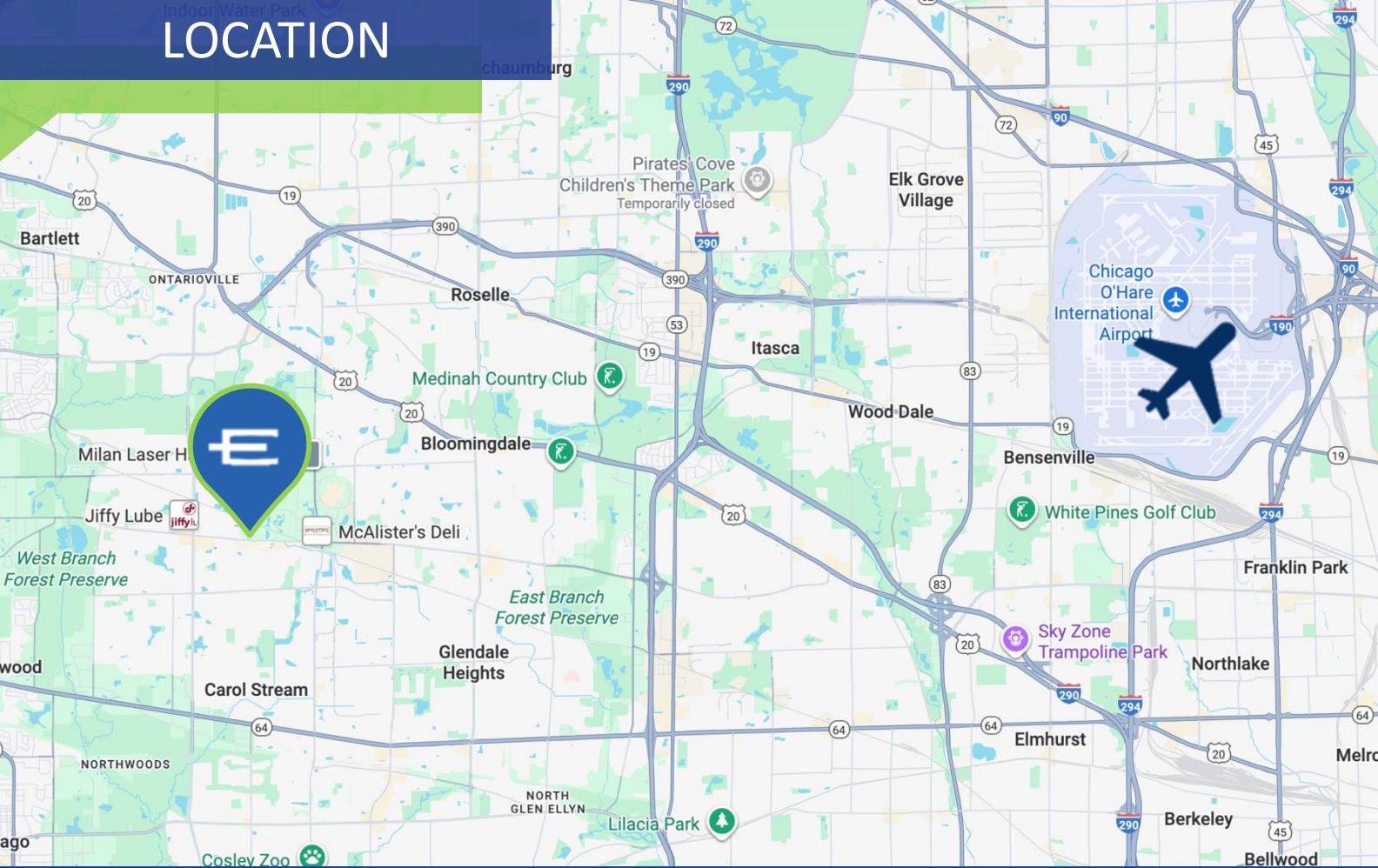
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## Jack Steineke

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# LOCATION



## 255 Madsen, Bloomingdale, IL

### Location

255 Madsen Drive in Bloomingdale, IL offers a versatile leasing opportunity in one of DuPage County's most convenient industrial corridors. The property provides easy access to major highways, including I-355, I-290, and Route 20, ensuring excellent regional connectivity. Located within a well-established business park, it's surrounded by a strong mix of industrial, logistics, and service-oriented companies. This site is ideal for tenants seeking functional space with efficient transportation links and a thriving local business environment that supports both distribution and light industrial operations.