



OWNER-USER INDUSTRIAL WAREHOUSE AND OFFICE SPACE

2026 RENOVATED • 8,000 SF • FOR LEASE

324 S LA LONDE AVENUE, ADDISON, IL | OFFERING MEMORANDUM

NON-ENDORSEMENT AND DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW Commercial and should not be made available to any other person or entity without the written consent of KW Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KW Commercial has not made any investigation and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, nor has KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein. The author and publisher of this document disclaim any responsibility for any financial losses or damages that may arise from the use or reliance on the information provided herein.

NON-ENDORSEMENT NOTICE KW Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or KW Commercial, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of KW Commercial, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR KW COMMERCIAL AGENT FOR MORE DETAILS.

SPECIAL NOTICE All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. KW Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. KW Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. KW Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees, and all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

PROPERTY OVERVIEW

This newly renovated industrial warehouse in Addison offers a highly functional blend of warehouse and office space in one of DuPage County's established industrial corridors. The property totals approximately 8,000 SF and features two office areas, four restrooms, and a flexible layout suitable for manufacturing, distribution, service, or contractor users.

Originally constructed in 1979 and extensively renovated in 2026, the masonry building features 14' clear height, two drive-in doors measuring 10'x12' and 10'x10', and one shared interior truck dock, providing versatile loading capabilities. The property is fully sprinklered and powered by robust 1,400-amp, 480-volt, three-phase electrical service, supporting a wide range of industrial operations.

Recent upgrades include a new TPO roof, new high-efficiency LED lighting, renovated bathrooms, fresh interior and exterior paint, new epoxy flooring, and newly improved office space, creating a modernized, move-in-ready environment. The site also includes six dedicated parking spaces. Zoned M-2, the property is well-positioned for a variety of industrial users seeking upgraded functionality in a prime infill location.

Property Address	324 S La Londe Avenue
City, State	Addison, IL 60101
Property Type	Industrial Warehouse
Lease Rate	Subject To Offer
Restrooms	4 Restrooms
Parking	6 Spaces
Year Built	1979 (Renovated 2026)
Zoning	M2
Power	1400 Amps @ 480V & 400 Amps @ 240V
HVAC	Overhead Heater
Sprinkler System	Fully Sprinkled
Construction Type	Masonry
Roof Type / Age	New TPO Roof / 2026
Clear Height	14'
Drive In Doors	2 DIDs (10' x 12') (10'x10') 1 Shared Interior Dock



Interstate 355
~2 Miles West



Interstate 355
~3 Miles South



Route 83
~1 Mile East

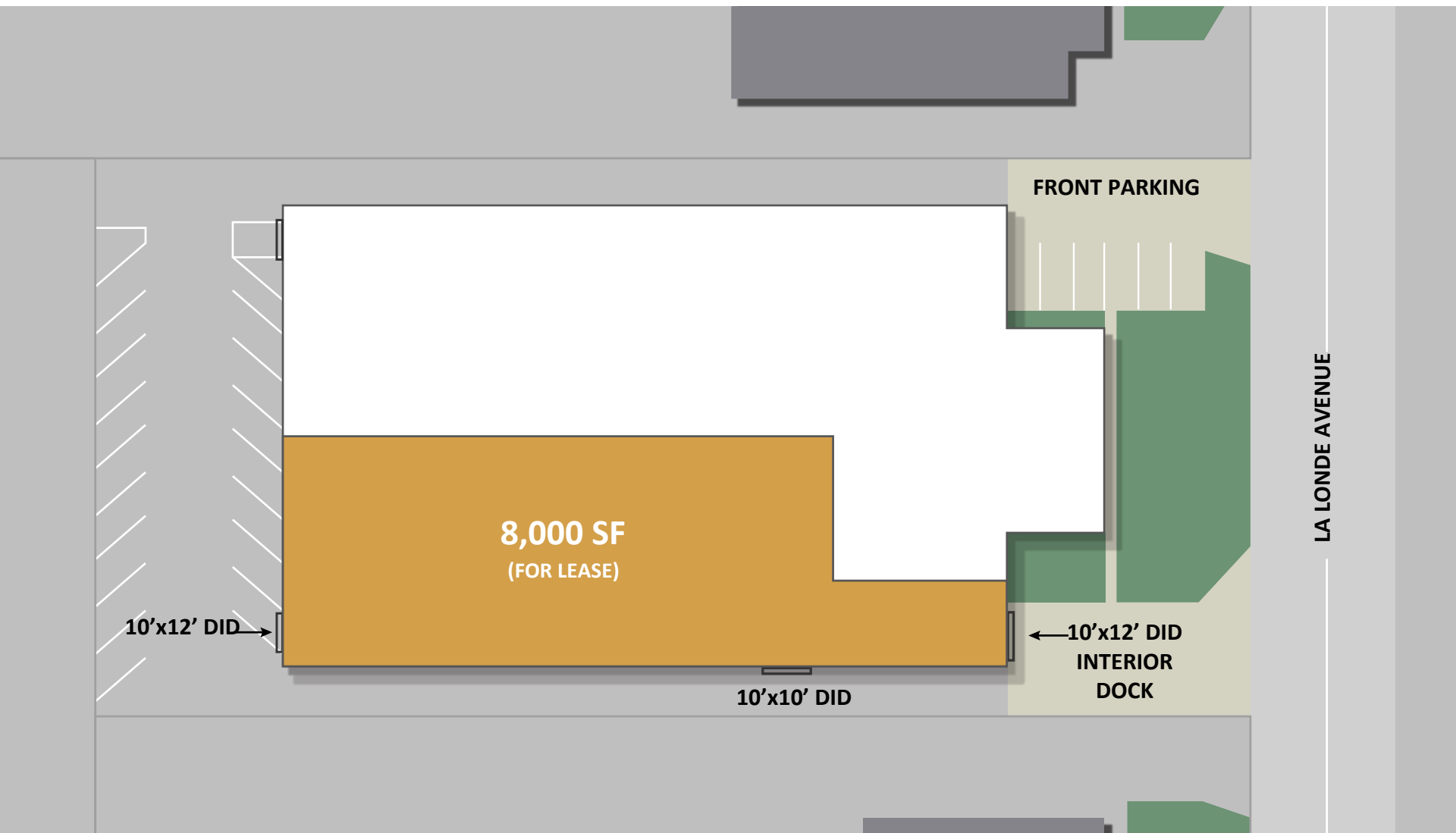


O'Hare Int'l Airport
~10 Miles East





SITE PLAN





LOCATION OVERVIEW



ADDISON, ILLINOIS

Addison is one of the more established infill industrial submarkets in the Chicagoland region, particularly within DuPage County. The area is heavily tied to warehouse, distribution, and light manufacturing uses, with 500+ industrial properties concentrated in business parks and along key corridors. The broader Central DuPage submarket has consistently seen low vacancy rates, reflecting demand for small- to mid-bay warehouse space and distribution facilities.

The village sits near I-290, I-355, and Route 53, offering direct access to the greater Chicago metro and the regional Midwest. It is home to a mix of logistics providers, manufacturers, and corporate users, including third-party logistics firms and national tenants occupying single-tenant industrial facilities. Additionally, Addison has emphasized business-friendly policies, industrial zoning, and infrastructure that supports truck traffic and freight movement. Recent developments or activity include acquisitions of multi-tenant industrial parks and repositioning of older assets into modern spaces.

DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT

2025 Population

41,233

275,257

2025 Households

14,157

99,496

Avg Household Size

2.80

2.70

Median Home Value

\$316,820

\$356,318

Avg Household Income

\$106,245

\$125,749

Median Age

39.90

40.30

Education

Some High School, No Diploma

4,792

19,022

High School Graduate

9,485

46,870

Some College, No Degree

7,523

50,185

Associate Degree

2,182

13,197

Bachelor's Degree

4,757

48,455

Advanced Degree

2,180

27,349

Employment

Civilian Employed

22,721

146,985

Civilian Unemployed

1,221

6,703

Civilian Non-Labor Force

9,490

69,201

U.S. Armed Forces

55

137



2-MILE POPULATION:
41,233



MEDIAN AGE
40.30



AVERAGE HOUSEHOLD INCOME
\$106,245 (2-mile)

**OWNER-USER INDUSTRIAL WAREHOUSE
AND OFFICE SPACE • 2026 RENOVATED**

OFFERING MEMORANDUM

ADDISON, IL

ADAM FORTINO

KW Commercial

C: (630) 546-4276

E: Adam@FortinoCRE.com

CONNER STEJSKAL

KW Commercial

C: (630) 699-5667

E: Conner@FortinoCRE.com