

226 Westgate Drive — Owner-User Opportunity

CAROL STREAM, ILLINOIS 60188

INDUSTRIAL

16,000 SF

A rare chance to acquire a well-maintained, move-in-ready industrial building in one of Chicago's most active suburban logistics corridors. Whether you're an owner-user looking to control your real estate costs and build long-term equity, or an investor seeking a stabilized industrial asset with strong income potential, 226 Westgate Drive delivers on every front.

Property Overview

Built in 1996 and constructed with durable brick masonry, this 16,000 square foot industrial facility sits on a 1.1-acre site in the heart of Carol Stream's established industrial corridor. The property is zoned Industrial and offers a functional, versatile floor plan suited to a wide range of business operations — from light manufacturing and distribution to warehouse storage and flex use. With 30 surface parking spaces on-site, the property comfortably accommodates both employee and customer traffic.

Building Size

16,000 SF of functional industrial space

Lot Size

1.1 Acres of improved, well-maintained land

Year Built

1996 — Brick masonry construction

Zoning

Industrial — broad permitted use spectrum

Parking

30 surface spaces in excellent condition

Building Specifications

226 Westgate Drive is engineered for operational efficiency. The building delivers the mechanical infrastructure that today's industrial tenants and owner-users demand — robust power, flexible loading, and clear-span interior dimensions capable of supporting racking, equipment, and heavy-duty operations. The combination of dock-high and grade-level access positions the facility for a broad range of logistics and manufacturing uses without costly retrofitting.

Structural Specs

- Clear Height: 16 Feet
- Construction: Brick Masonry
- 6 Rooftop HVAC Units (RTUs)

Loading & Power

- 2 Dock-High Doors
- 2 Drive-In (Grade-Level) Doors
- 800 Amps / 480V / 3-Phase Power

📌 800-amp, 3-phase power at 480V is a premium specification that is increasingly scarce in the DuPage County industrial market — a critical differentiator for manufacturing, food processing, and tech-intensive users.

Owner-User & Investment Upside

This property presents a compelling dual-thesis opportunity. For owner-users, acquiring 226 Westgate Drive eliminates the unpredictability of lease renewals, locks in occupancy costs, and converts monthly rent payments into equity accumulation — a particularly powerful financial strategy in the current rising-rent environment. The building will be delivered vacant at closing, allowing immediate occupancy with no tenant coordination required.

For investors, the fundamentals are equally attractive. At prevailing market rents of \$13–\$15 per square foot, the asset is projected to generate an estimated net operating income of \$208,000 to \$240,000 annually. This NOI profile, paired with the submarket's historically low vacancy rates and strong tenant demand, creates a compelling value-add or stabilized acquisition story depending on the investor's strategy.

\$13–15

Market Rent / SF

Per square foot annually — in line with current DuPage County industrial asking rents

\$240K

Projected NOI

Estimated top-of-range annual net operating income at stabilized occupancy

16,000

Rentable SF

Entire building available — no shared spaces, no existing tenant obligations

Capital Improvements & Condition

One of the most compelling aspects of this acquisition is the minimal capital risk it presents. The current ownership has invested meaningfully in the property, resulting in a facility that requires no immediate capital expenditure. From the roof to the parking lot, every major system has been addressed — buyers can focus on their business or leasing strategy from day one, rather than navigating a deferred maintenance backlog.

Interior office areas have been freshly renovated with new flooring, updated paint, and modernized restrooms — creating a professional environment suitable for administrative staff, sales teams, or executive functions. The building's common systems are backed by two of the most recognized names in commercial building security and fire safety, providing peace of mind for any occupant or investor.



Full LED Lighting

Complete interior and exterior LED lighting system installed — reducing energy costs and improving visibility throughout the warehouse and parking areas.



Renovated Office Areas

New flooring, fresh interior paint, and updated bathrooms throughout the office component — move-in ready for professional occupancy.



Maintained Roof System

Built-up tar and gravel roof professionally maintained with zero deferred maintenance — no near-term capital exposure for the incoming buyer.



Security & Fire Systems

Fire monitoring by Johnson Controls and security system with cameras by ADT — institutional-grade building systems already in place.

Location Advantages

Carol Stream is one of the most strategically positioned industrial submarkets in the Chicagoland area, and 226 Westgate Drive sits squarely within its most active industrial corridor. The property offers rapid access to the regional highway network — including I-355, I-290, and I-90 — enabling efficient distribution across the greater Chicago metro, northern Illinois, and into Wisconsin and Indiana. For logistics-sensitive users, this connectivity is a critical operational asset.

The surrounding tenant mix is a testament to the submarket's strength and credibility. The property is flanked by major national operators whose presence validates both infrastructure quality and long-term demand. This is not a peripheral location — it is an established, supply-constrained infill industrial node with proven institutional and national tenant activity.

Highway Access

Minutes to I-355, I-290, and I-90 — direct connectivity to all major Chicago metro corridors and regional distribution networks.

USPS Carol Stream Facility

One of the largest postal processing and distribution centers in the Midwest is located directly within the submarket.

FedEx Ground Distribution Center

A major FedEx Ground facility nearby underscores the area's logistics infrastructure and last-mile distribution capability.

UPS Addison Processing Facility

UPS maintains a significant processing operation in the adjacent Addison market, further cementing the corridor's role as a regional logistics hub.

National Retail Anchors

Home Depot and Jewel-Osco operations nearby reflect strong consumer-facing commercial activity and a deep, diverse tenant base throughout the submarket.

Investment Highlights

226 Westgate Drive checks every box that sophisticated industrial buyers look for in today's market. It combines functional real estate — the right size, the right power, the right loading — with a compelling financial profile and a submarket that continues to demonstrate resilience and demand depth. The following highlights summarize why this asset stands apart from competitive alternatives in the DuPage County market.

→ **True Owner-User Opportunity**

Vacant at closing — immediate occupancy available with no lease obligations, holdover tenants, or coordination delays. Rare in this size range and submarket.

→ **Functional 16,000 SF Layout with Loading Flexibility**

Dual dock-high and grade-level access supports a wide spectrum of uses — from distribution and e-commerce fulfillment to light manufacturing and contractor storage.

→ **Premium Power Infrastructure**

800-amp, 480V, 3-phase electrical service is a highly sought specification commanding premium rents and expanding the tenant universe significantly.

→ **No Immediate Capital Expenditures Required**

Roof, parking lot, LED lighting, and building systems are all in excellent condition — buyers step into a fully operational, well-maintained asset.

→ **High-Demand Industrial Submarket**

Carol Stream / DuPage County continues to attract institutional-quality tenants with historically low vacancy rates and consistent rent growth.

→ **Dual Exit Strategy**

Occupy the space yourself or lease at market rates of \$13–\$15/SF — both strategies generate compelling returns relative to current acquisition pricing.

Pricing

Price Upon Request — Pricing is Negotiable

This property is being offered at a competitive price reflective of current industrial market fundamentals in DuPage County. The seller is motivated and willing to engage seriously with qualified buyers. Offers will be evaluated on the basis of price, terms, and buyer certainty of close.

Prospective buyers are encouraged to engage early to receive full financial underwriting materials, including a detailed rent comparable analysis, operating expense history, and a property condition summary. The seller's representative is available to walk qualified buyers through the asset's financial profile and answer questions regarding potential seller financing, leaseback arrangements, or other structured transaction formats.

- This offering is expected to attract significant interest from both owner-users and investors given current market dynamics. Early engagement is strongly encouraged to ensure access to the full due diligence package and first consideration on offers.

Contact & Next Steps

To receive the full offering memorandum, schedule a private property tour, or submit a letter of intent, please contact the exclusive listing representative directly. All inquiries will be handled with complete confidentiality. Qualified buyers will receive prompt access to the property's financial data room, survey, title history, and inspection reports upon execution of a standard confidentiality agreement.

Exclusive Listing Representative

Chris King

Kingbrook Realty

 ck@kingbrook.com

To schedule a private tour or request the full offering package, reach out directly. All tours are by appointment only and will be coordinated with the current occupant.

Next Steps

01

Submit Inquiry

Contact Chris King to express interest and receive the offering memorandum.

02

Execute NDA

Sign a standard confidentiality agreement to access the full financial data room.

03

Tour the Property

Schedule a private walkthrough with the listing broker at your convenience.

04

Submit Offer

Present a letter of intent through Chris King – all offers considered promptly.