



±10,880 SF

Available

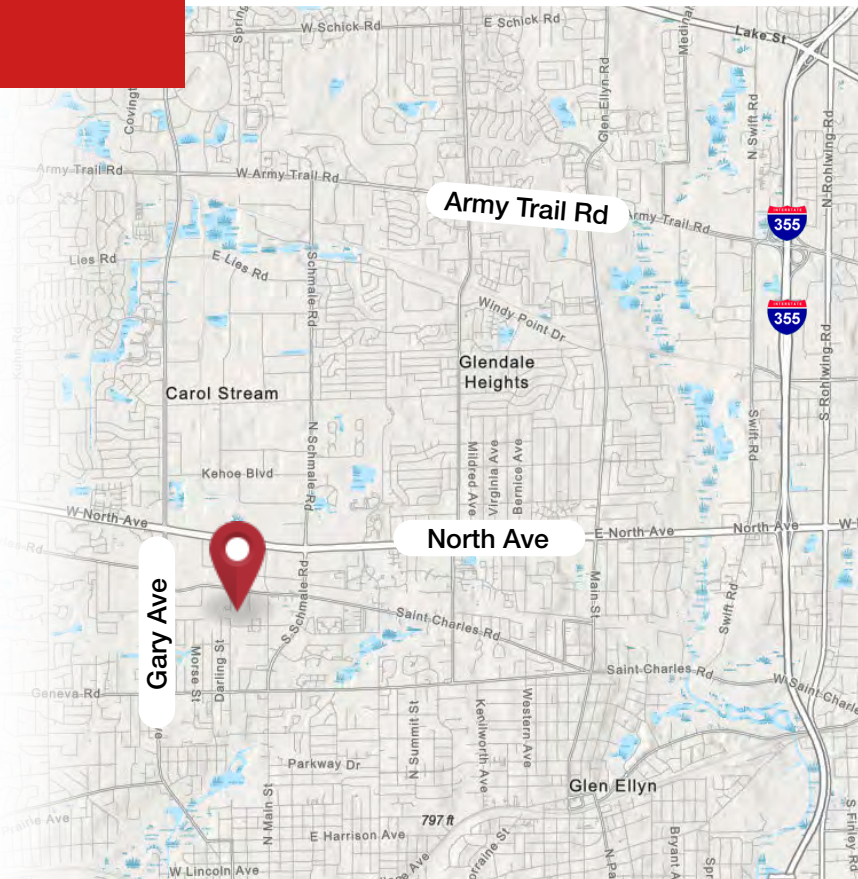
with Outside Storage

294 Commonwealth Drive

Carol Stream, Illinois 60188

PROPERTY HIGHLIGHTS

- ±10,880 SF building
- ±1,500 SF office
- 0.82 acres
- 14' clear height in shop
- 1 interior truck dock
- 3 drive-in doors (oversized)
- 0.35 acres of outside storage
- Fenced and paved outside storage
- 480/220 3-phase 400 amps in shop area
- LED lighting throughout
- Ideal for contractors, construction, utility and service companies
- Low DuPage County real estate taxes
- Real Estate Taxes: \$20,904 (2025 pay 2026)
- Lease Price: Subject To Offer
- Sale Price: Subject To Offer



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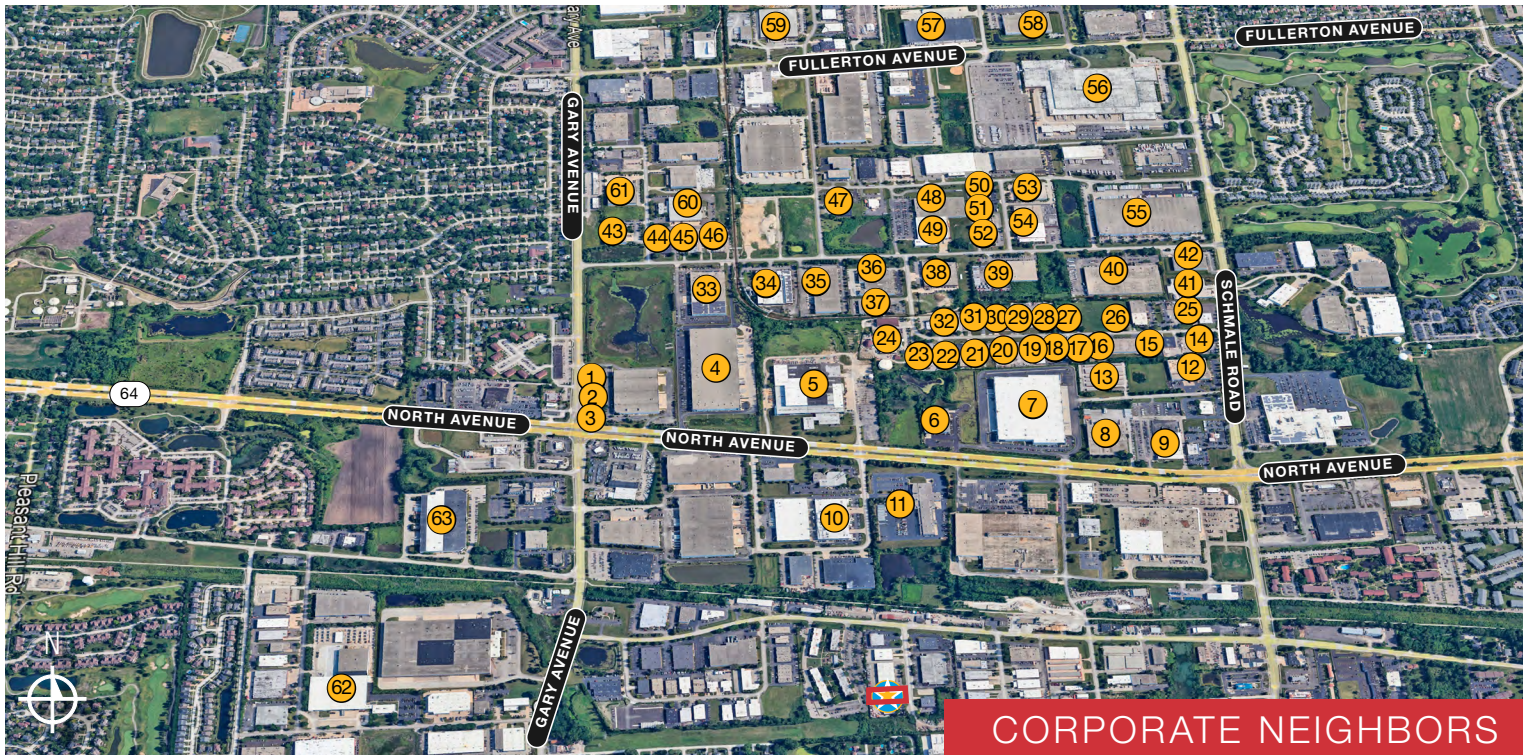
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PROPERTY SPECIFICATIONS

- ±10,880 SF BUILDING
- ±1,500 SF OFFICE
- 0.82 ACRES
- 14' CLEAR HEIGHT IN SHOP
- 1 INTERIOR TRUCK DOCK
- 3 DRIVE-IN DOORS (OVERSIZED)
- 0.35 ACRES OF OUTSIDE STORAGE
- FENCED AND PAVED OUTSIDE STORAGE
- 480/220 3-PHASE 400 AMPS IN SHOP AREA
- LED LIGHTING THROUGHOUT
- IDEAL FOR CONTRACTORS, CONSTRUCTION, UTILITY AND SERVICE COMPANIES
- LOW DUPAGE COUNTY REAL ESTATE TAXES
- DUPAGE COUNTY REAL ESTATE TAXES



CORPORATE NEIGHBORS

VAXCEL INTERNATIONAL

ADVANCE AUTO PARTS

NAPA AUTO PARTS

FANNIE MAY

CEILING FAN DIRECTION
CORECENTRIC SOLUTIONS

FRAIN INDUSTRIES

SERVICE SPRING CORP
R.S. HUGHES-CHICAGO

SHIPFUSION

PREGIS

SAFEWAY

GUARDIAN

INTERSTATE POWER

METALS TECHNOLOGY

PUBLIC STORAGE

RENTALMAX

MICROBE USA

BELCAR PRODUCTS

AMERICAN DEMOLITION
CORP

TDA PREP
AUTOSTAR
D'ANDREA AUTO DETAILING &
CERAMIC COATING

OFF LEASE CARS

MBTT SERVICE
GANDRA MECHANICAR

EUROPEAN WOODWORKERS
INC

DAIEI TRADING CHICAGO

CROSSFIT CAROL STREAM
GOMEZ WRESTLING
ACADEMY

THE VILLAGE OF CAROL
STREAM PUBLIC WORKS

HULTGREN FUNERAL HOME &
CREMATION CENTER

KNS COMPANIES

HUMANITARIAN SERVICE
PROJECT

TRUCKMASTER REPAIR SHOP

PM MECHANICS

ASSEMBLED PRODUCTS

OKNOPLAST DEALER
MAGNOLIA WINDOWS

CONCORDIA GROUP LTD

ANTUNES

PACKAGING PERSONIFIED INC

MULTITECH INDUSTRIES

TRULY ENGAGING
MASTER MARKETING INT'L

CHITOWN 4X4
ACCURATE OFFICE SUPPLY

DAVIES MOLDING LLC

PATRIOT TRANSPORT

COM2 RECYCLING
SOLUTIONS

DYNAMIC MD

LOMA SYSTEMS

MULTITECH INDUSTRIES

JUNK KING CHICAGO
GLENDALE AUTO CARE
IMPIRIUM GROUP
RELIABLE AUTOHAUS

TIREBOOTS BY UNIVERSAL
CANVAS

KEHOE AUTO REPAIR
RHINO LININGS OF DUPAGE

GRUAS Y YONKES EN
ILLINOIS TOWING
AFFORDABLE GARAGE
DOORS OF ILLINOIS

PRINCE CASTLE

MARMON FOODSERVICE
TECHNOLOGIES

ERGOSEAL
SIEBER TOOLING SOLUTIONS

MIDWEST CONFERENCE
SERVICE

BLACK HORSE CARRIERS
LOYALTY LOGISTICS
THE MEMBERS RETIREMENT
PLAN

UNIFAB MANUFACTURING

BEACON BUILDING
PRODUCTS
AFI INDUSTRIES

OFFICE DEPOT DISTRIBUTION
CENTER

USPS

OMNI CABLE

GLEN ELLYN MOVING

PRINOVA

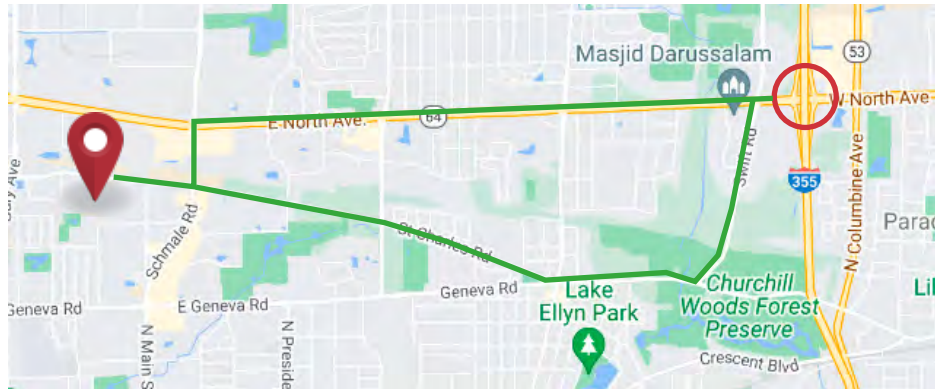
SCHMOLZ & BICKENBACH

VALBRUNA STEEL

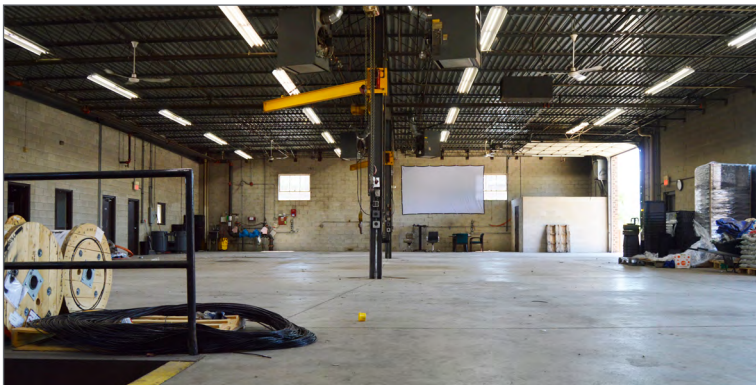
TW METALS

ROGERS CORPORATION

BUILDING
PLAN



294 COMMONWEALTH DRIVE // CAROL STREAM, ILLINOIS



294 COMMONWEALTH DRIVE | CAROL STREAM, IL
AVAILABLE

± 10,880 SF
Warehouse / Distribution Space



294 COMMONWEALTH DRIVE offers exceptional access to the region's vast transportation infrastructure, abundant skilled labor and proximity to an array of retail amenities including restaurants, lodging, gas stations, shopping centers, sports / entertainment venues, and attractions.

NOTABLE DISTANCES	Drive Miles (One-Way)	Drive Minutes (One-Way)
I-355 Expressway	4.5	11
I-290 Expressway	8.5	18
I-88 Expressway	11.7	22
I-294 Expressway	15.6	24
Route 59	5.9	14
Lake Street (Route 20)	5.9	15
O'Hare Airport (via I-90 E)	25.6	33
Chicago Business District	32.7	55

DEMOGRAPHICS (BASED ON A 5-MILE RADIUS)



258,132

TOTAL POPULATION



\$126,206

AVG. HOUSEHOLD INCOME



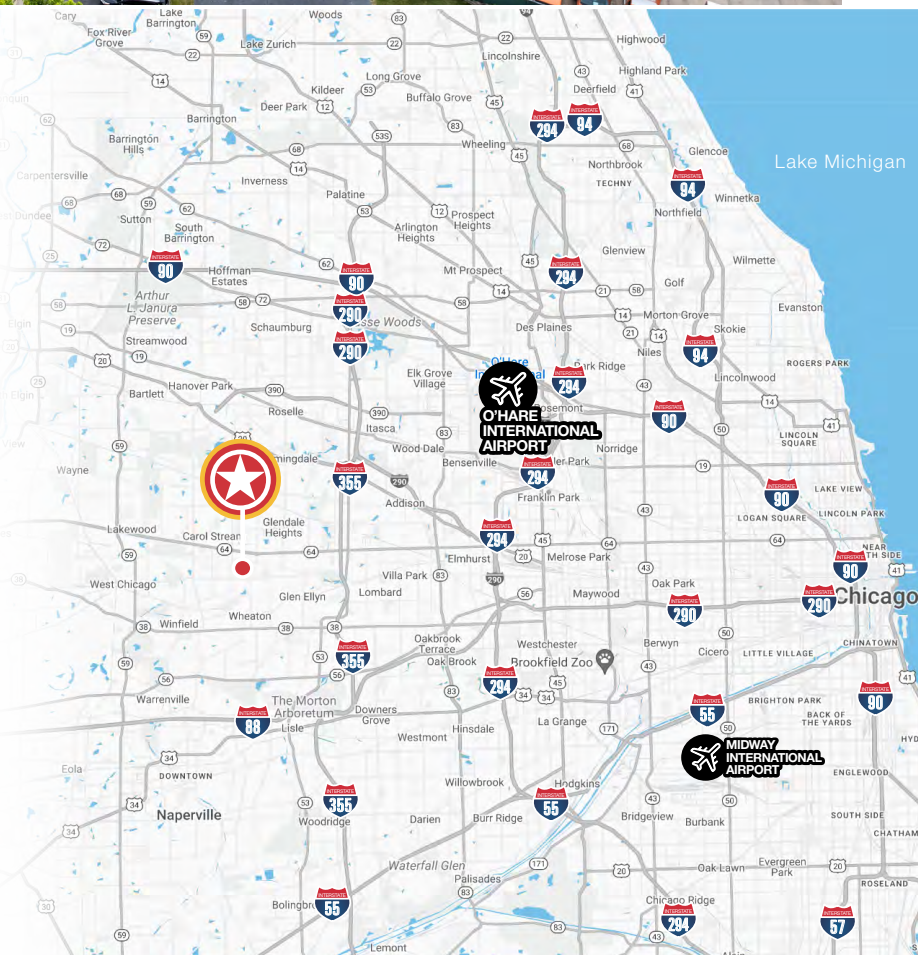
44.0%

BACHELOR'S DEGREE+



125,746

LABOR FORCE



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