

# 1125 SF FLEX UNIT FRONTING ON FABYAN PARKWAY!



**SIZE:**

**103: 1,125 SF**

**ZONING:**

**Flex - Business, Light Industrial**

**ADDRESS:**

**33W480 Fabyan Parkway, West Chicago, IL 60185 - Suite 103**

**SUMMARY:**

**Highly Visible Location in a very well maintained office/warehouse building located on Fabyan Parkway available for lease. Fully paved parking lot behind the building for added parking.**

**MORKEN  
& ASSOCIATES**

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3820 Ridge Pointe Drive, Geneva, IL 60134

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# Executive Summary



**Lease Rate**      **\$1,500.00 / MO GROSS**

## OFFERING SUMMARY

**Building Size:**                      11,610 SF  
**Available SF:**                        1,125 SF  
**Zoning:**                                Flex-Business, Light Industrial  
**Market:**                                 Fox Valley

## PROPERTY OVERVIEW

**Suite: 103: Clean Office/Warehouse Unit with reception area, 1 private office open area, 1 washroom. Warehouse has a 10' x 12' Overhead Door. Additional parking in the rear of the unit. Fully Air Conditioned!**

- **Frontage along Fabyan Parkway**
- **Private Front and Back Entrances**
- **Private Front and Back Parking**
- **Potential Wholesale Use**

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# Additional Photos



**MORKEN  
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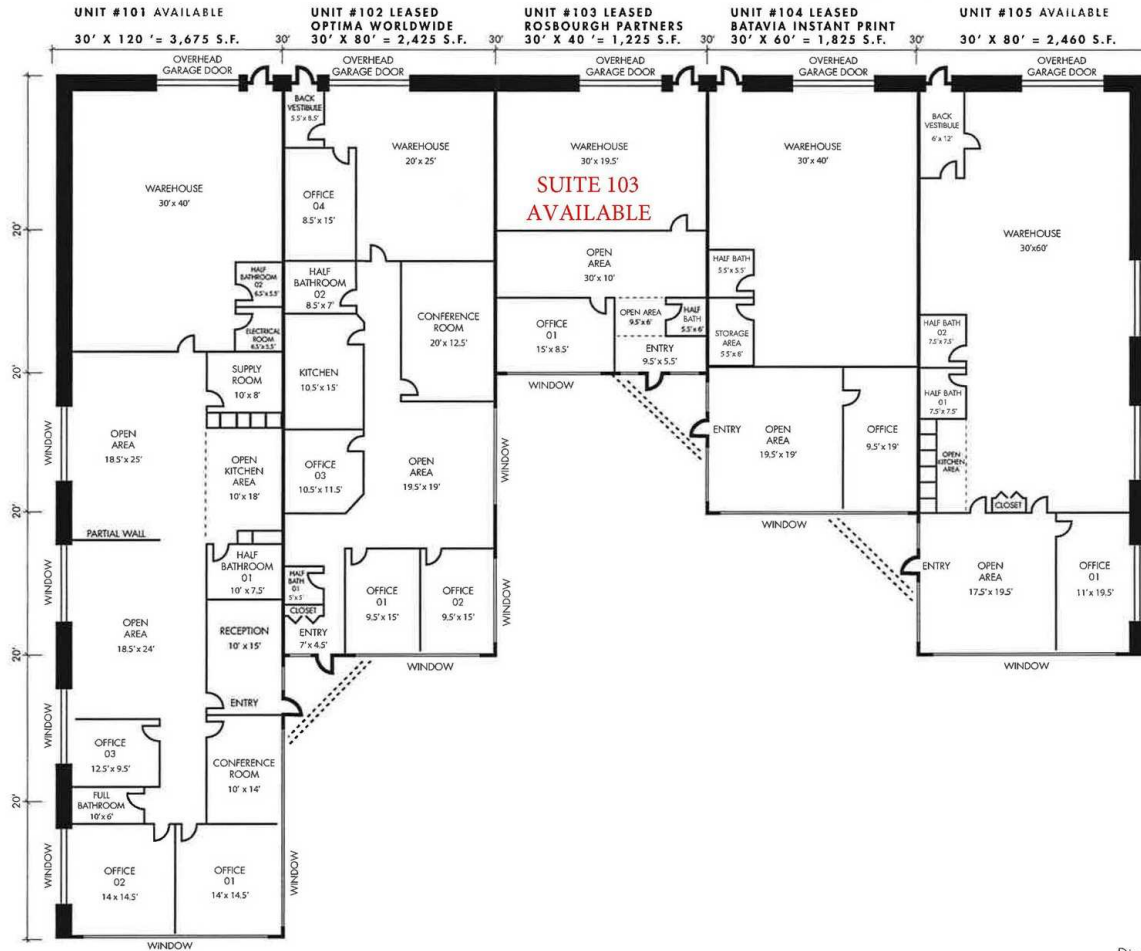
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# Building Floor Plans

## FABYAN OAKS OFFICE PLAZA UNITS #101-105



PROPERTY MANAGEMENT & LEASING DIVISION  
1051 Ketel Ave., Suite 200 Ph: (630) 907-8600  
North Aurora, IL 60542 Fx: (630) 907-9620

FABYAN OAKS OFFICE PLAZA  
33W430 Fabyan Parkway  
Geneva, IL 60185

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# Suite 102 Floor Plan

## FABYAN OAKS OFFICE PLAZA UNIT #103

FABYAN OAKS OFFICE PLAZA UNIT #103  
33W430 Fabyan Parkway  
Geneva, IL 60185

**SPACE FOR LEASE**  
Office/Warehouse

**ZONING**  
Business  
Light Industrial

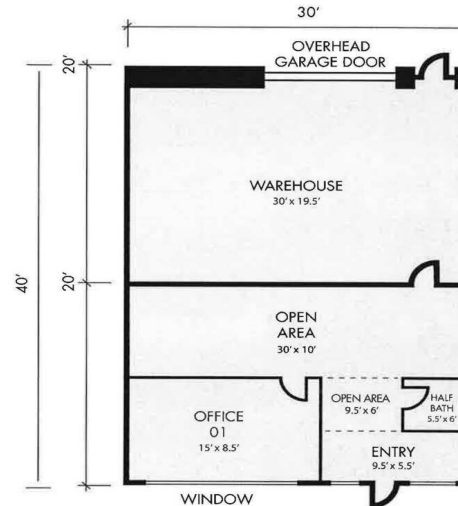
**DIMENSIONS**  
30' x 40' = 1,125 s.f.

**OFFICE**  
South facing windows, 14' ceilings and a private front entrance. Interior build out includes a private office, one half bathroom and an open administrative area.

**WAREHOUSE**  
10' X 12' Overhead garage door, dedicated 200 amp 3 phase air conditioner and private rear entrance.

**BUILDING**  
Contemporary brick and cedar facade, private front and back parking lots, professionally landscaped courtyard, visibility along Fabyan Parkway, zoned business, light to medium industrial.

**OPTIONS**  
Freshly painted with newly installed carpet, tenant selects color. Window treatments included.



Dimensions are Approximate



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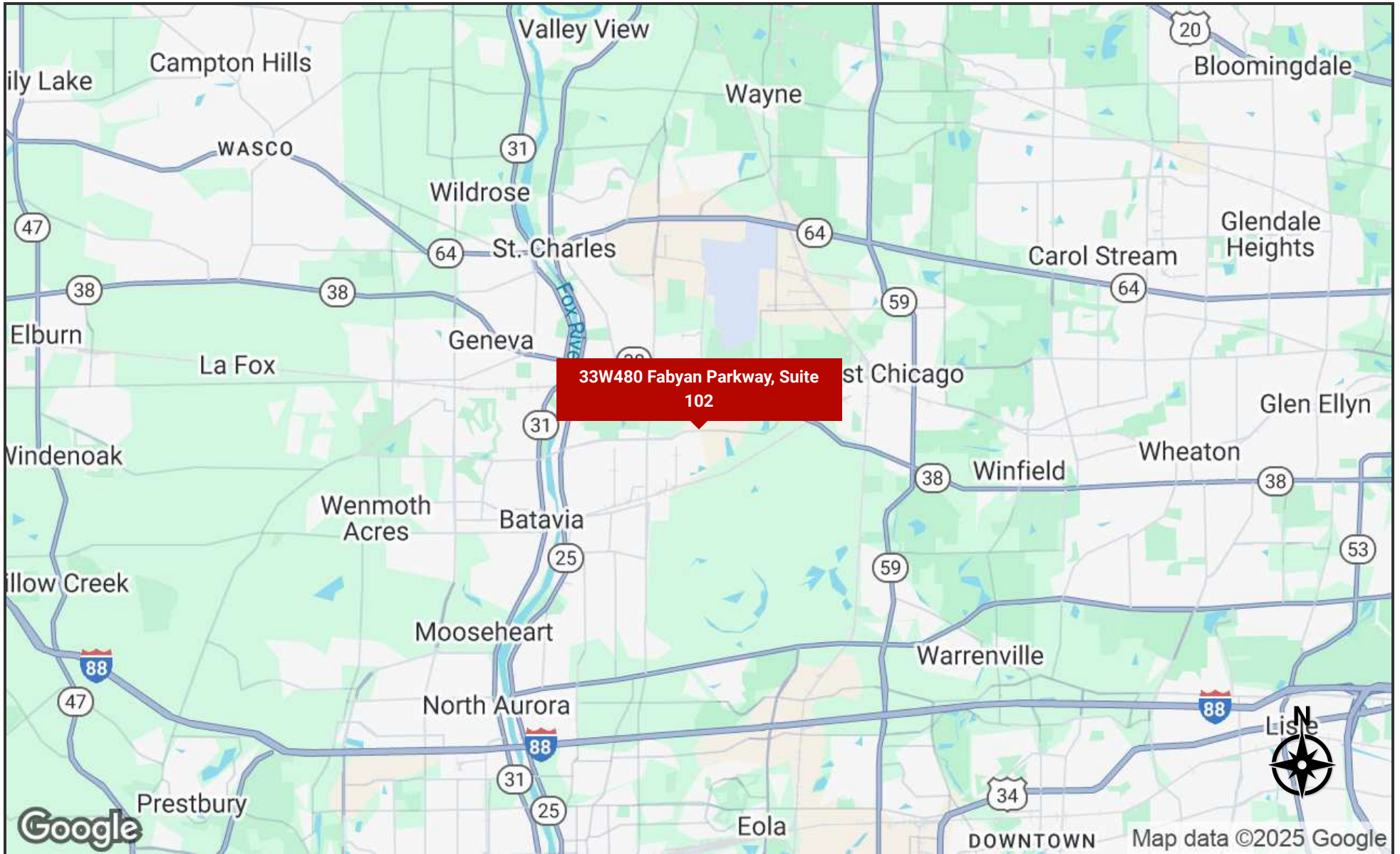
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# Location Maps



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# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,920	39,161	128,704
Average age	34.5	35.7	37.9
Average age (Male)	34.2	35.2	37.2
Average age (Female)	37.8	37.2	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,397	13,792	46,038
# of persons per HH	2.8	2.8	2.8
Average HH income	\$88,793	\$91,483	\$100,015
Average house value	\$313,989	\$311,879	\$347,616

\* Demographic data derived from 2020 ACS - US Census

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