

# For Sale or Lease

Available Immediately

## 800 Hollywood Avenue

Itasca, IL 60143

50,337 SF



**\$20,000 Bonus Broker Commission & 5 Months Net Free Rent to Tenant  
for a 5-Year Lease Signed by October 1, 2025**



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*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.*

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Available SF	50,337 SF
Office SF	+/- 6,000 SF (can be reduced)
Ceiling Height	21' 6"
Lighting	LED
Sprinkler	Wet System
Car Parking	79 cars
Year Built	1977
Power	2,000 Amps @ 480 Volts   400 Amps @ 240 Volts
Docks	4 interior
Drive-in Doors	1 (10' x 12')
Bay Sizes	30' x 40'
CAM	\$0.61 p.s.f.
Insurance	\$0.27 p.s.f.
R.E. Taxes	\$1.93 p.s.f.
Asking Sale / Lease Rate	Subject to Offer



HIGHLIGHTS

- Heavy power
- Immediate access to I-290 and I-390
- Flexible office configurations
- DuPage County real estate taxes





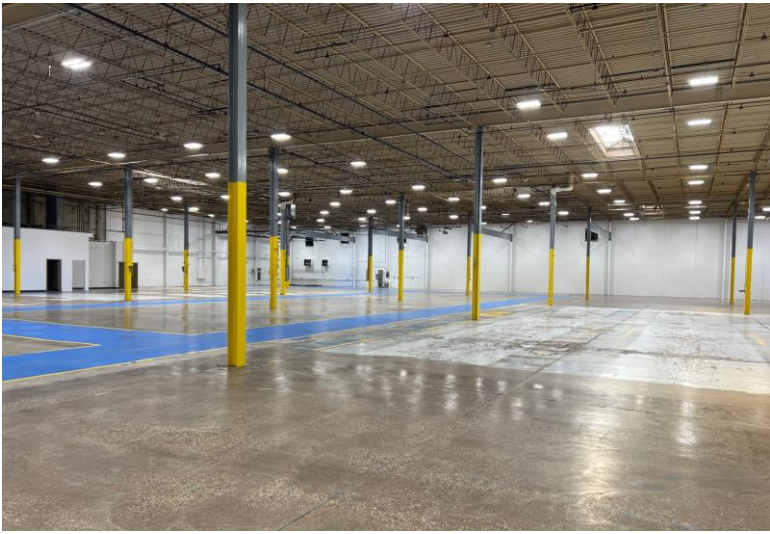
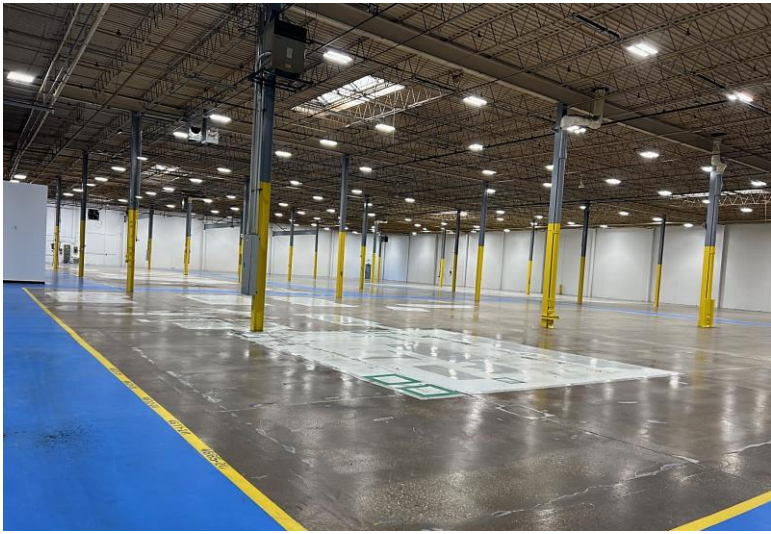
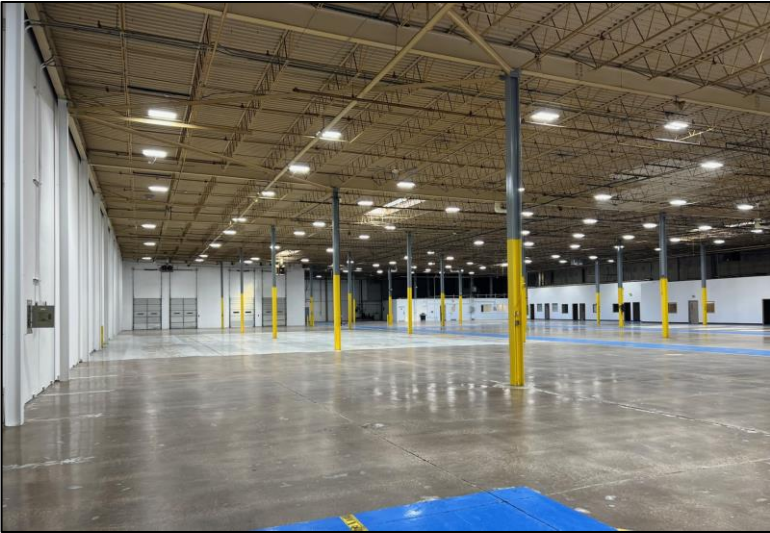
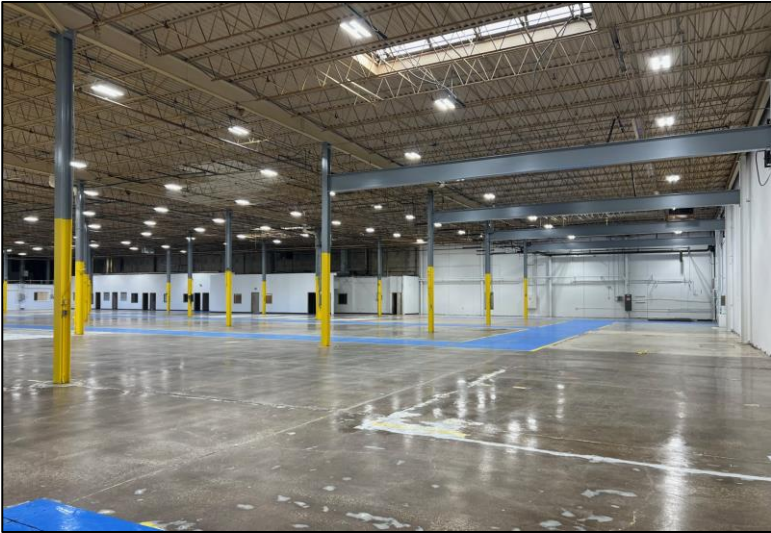
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**PROPERTY PHOTOS**





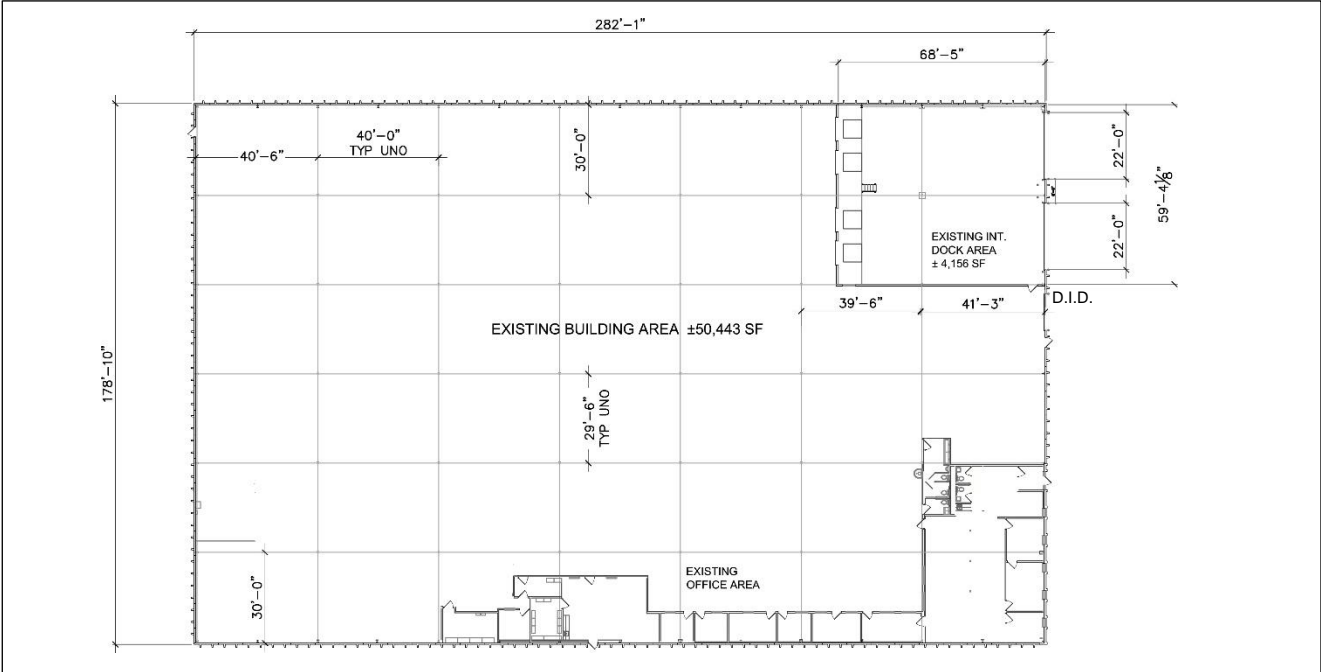
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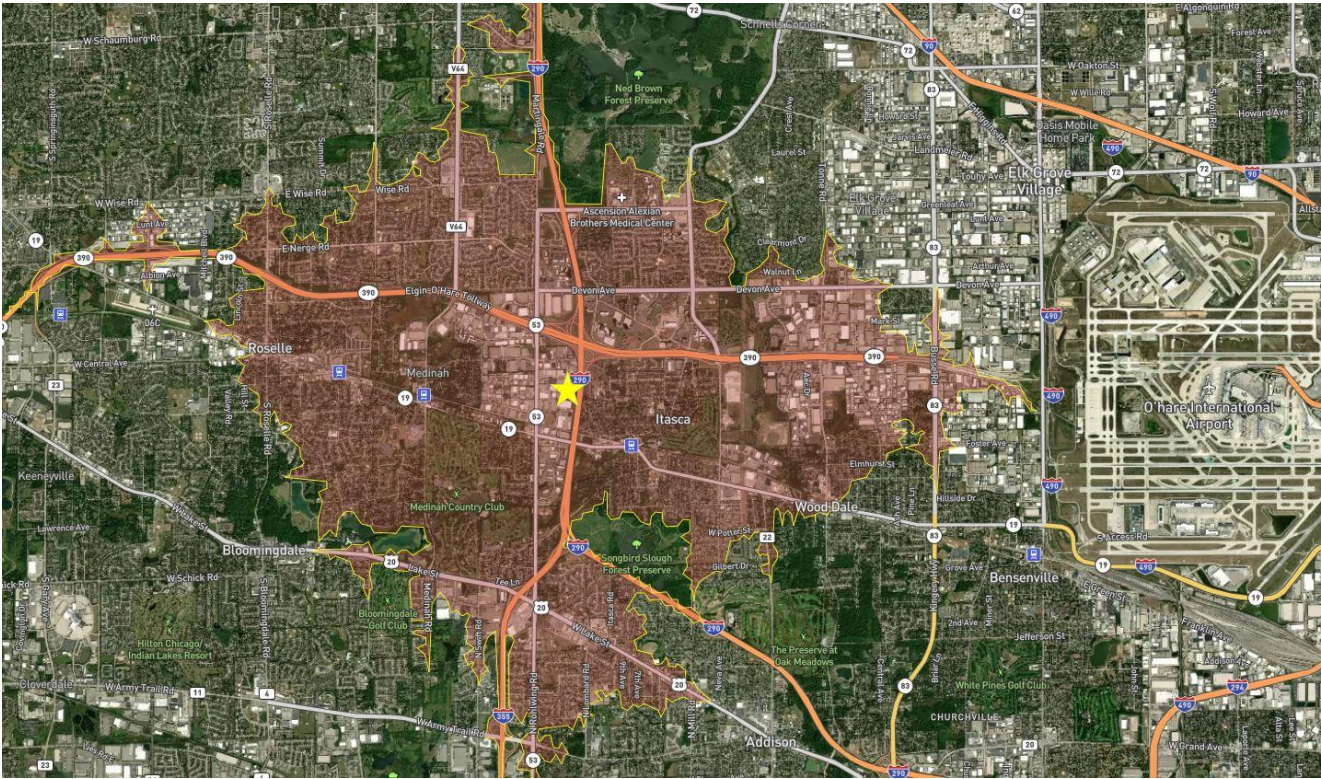
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EXISTING BUILDING PLAN



10 MILE DRIVE-TIME RADIUS



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