



FOR LEASE

485 MISSION STREET

Carol Stream, Illinois 60188

±45,436 SF AVAILABLE

DOUG PILCHER

Executive Director

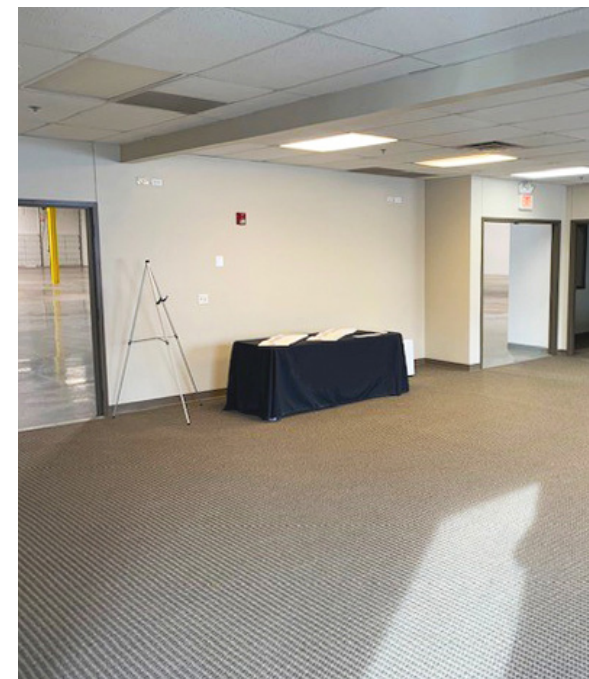
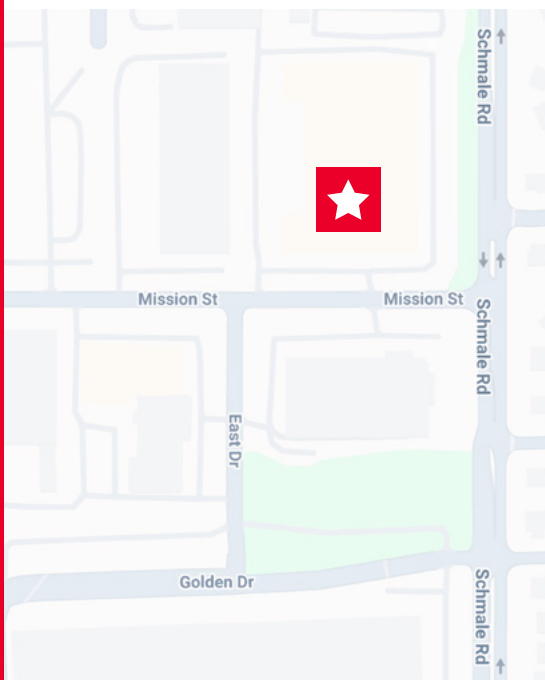
Brokerage Services

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485 MISSION STREET



FOR LEASE **±45,436 SF AVAILABLE**

PROPERTY DETAILS

Total Building	120,624 SF
Available Space	±45,436 SF
Office	±2,625 SF
Clear Height	24'
Loading	4 Exterior Docks; 1 Drive-In Door
Car Parking	Heavy
Bay Size	44' x 42'

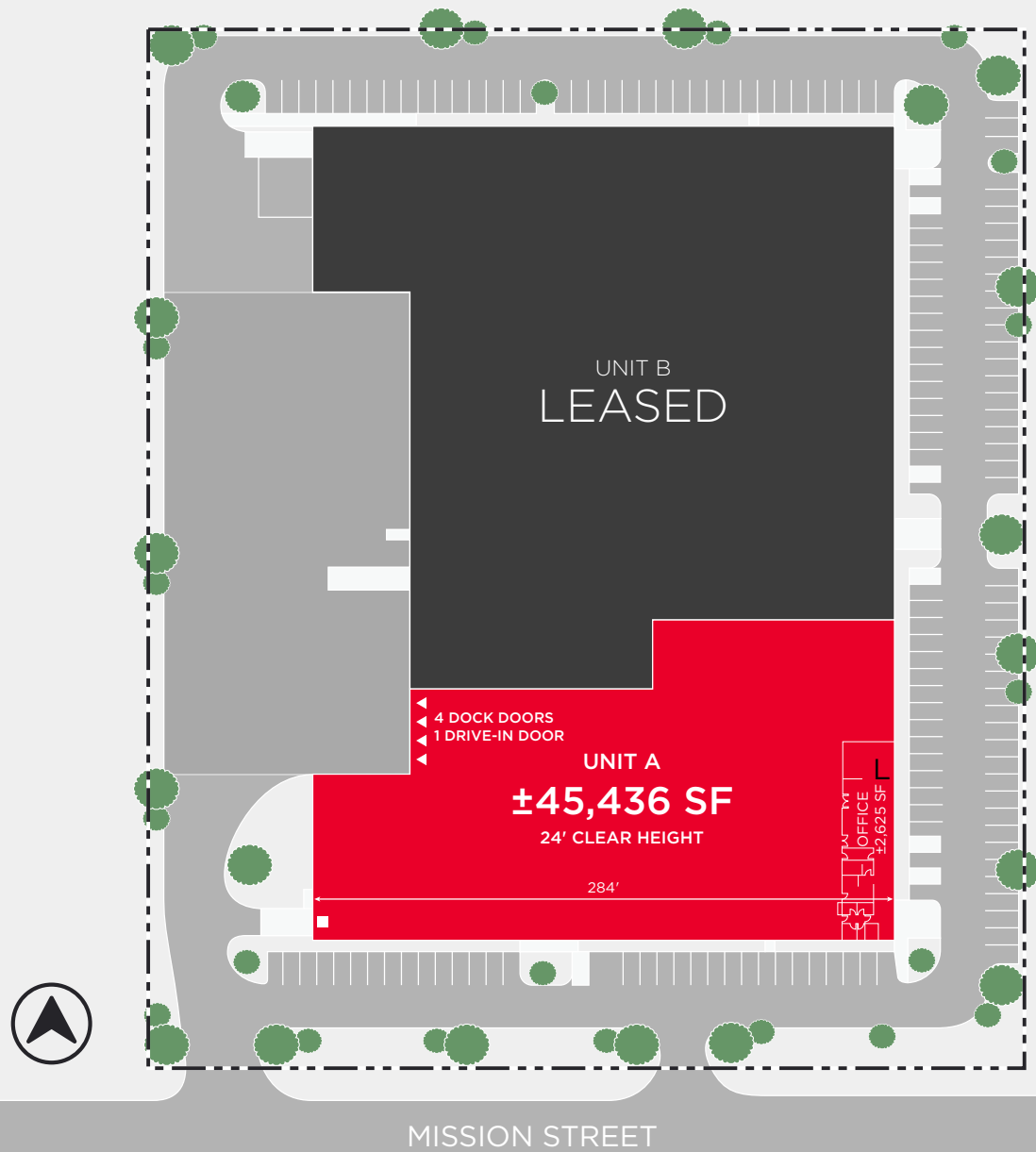
Sprinkler System	ESFR
Est. Property Taxes	\$1.92 PSF
Est. CAM	\$0.34 PSF
Est. Insurance	\$0.16 PSF
Management Fee	2.0% of Gross Receipts
Lease Rate	Subject to Offer

PROPERTY HIGHLIGHTS

- Available May 1, 2026
- New Roof Coming in 2026
- Access to Onsite Renewable Energy Planned
- High Visibility on Schmale Rd
- Infill Central DuPage Location
- Easy Access to I-355 from Army Trail & North Avenue



FLOOR PLAN





CONTACT INFORMATION

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