



FOR LEASE

485 MISSION STREET

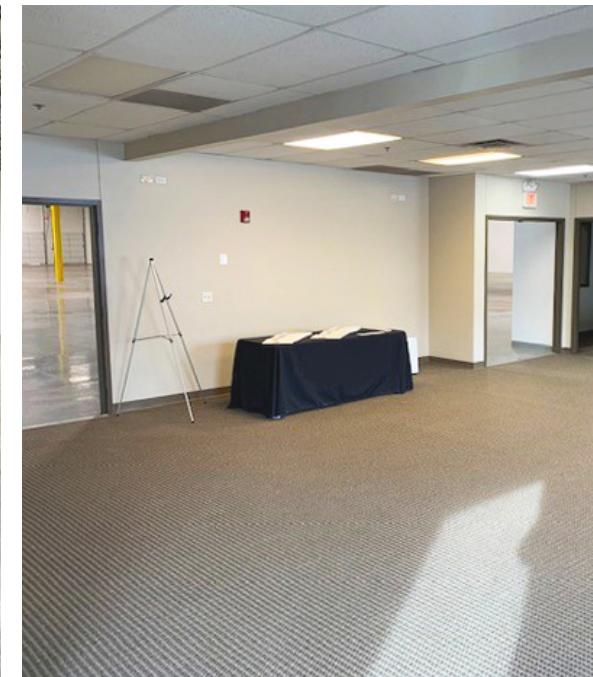
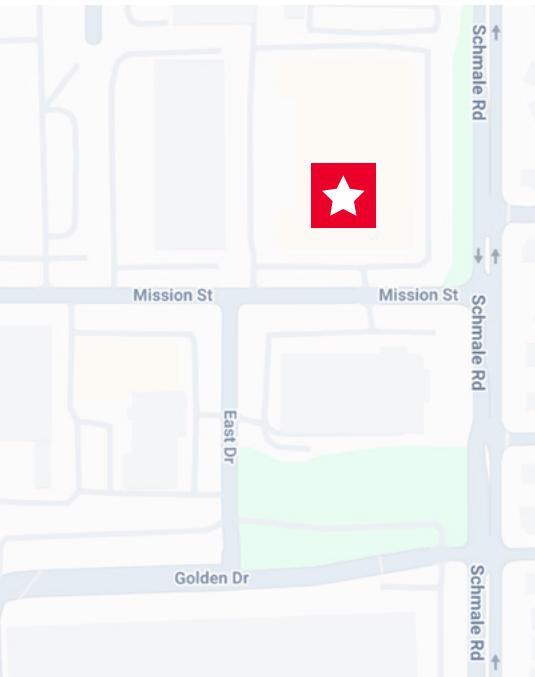
Carol Stream, Illinois 60188

±45,436 SF AVAILABLE

DOUG PILCHER
Executive Director
Brokerage Services
+1 847 518 3285
doug.pilcher@cushwake.com



485 MISSION STREET



FOR LEASE **±45,436 SF AVAILABLE**

PROPERTY DETAILS

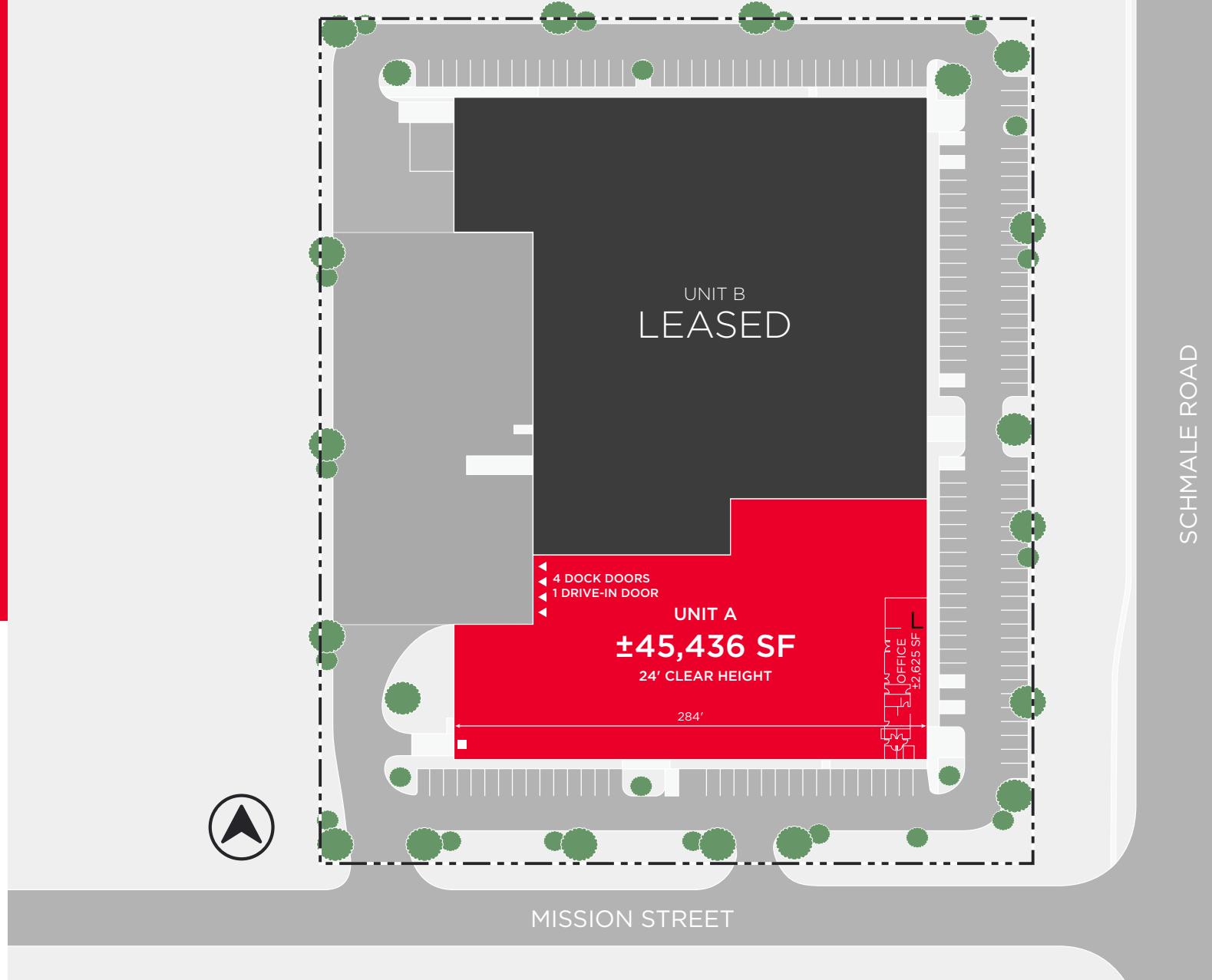
Total Building	120,624 SF
Available Space	±45,436 SF
Office	±2,625 SF
Clear Height	24'
Loading	4 Exterior Docks; 1 Drive-In Door
Car Parking	Heavy
Bay Size	44' x 42'

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

DOUG PILCHER
Executive Director
Brokerage Services
Direct: +1 847 518 3285
doug.pilcher@cushwake.com

9500 W. Bryn Mawr Avenue
O'Hare Gateway Office Center
Rosemont, IL 60018
cushmanwakefield.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.