FLEX SPACE FOR LEASE

CASS AVE INDUSTRIAL

735 N CASS AVE, WESTMONT, IL 60559

LEASE RATE	$16.50 SF/YR

OFFERING SUMMARY

Available SF:	7,000 SF
Lease Rate:	$16.50 SF/yr (MG)
Year Built:	1974
Building Size:	15,252 SF
Zoning:	M-2 | Limited Manufacturing
Market:	Chicago
Submarket:	Eastern East/West Corridor

PROPERTY OVERVIEW

735 N Cass offers high Cass Avenue visibility at an industrial building with new interior updates and planned landscaping upgrades. The center is ideal for professional or service uses, and units feature a mix of office and flex space with overhead doors.

LOCATION OVERVIEW

735 N Cass Ave is an industrial center located on the north side of Westmont, IL near popular Ty Warner Park. With quick access to the Cass Avenue corridor and major commuter routes including Route 83, I-294, and I-355 this center is ideally located for local and regional businesses.

PROPERTY HIGHLIGHTS

- Excellent Visibility on Cass Ave
- Quick Access to Route 83, I-294, and I-355
- 13,500 vpd on Cass Ave
- Recent Center Upgrades
- Professional Property Management

ROSSI REAL ESTATE CORP.

CARLO ROSSI // 630.652.2999 // rossicm@rossi-realestate.com

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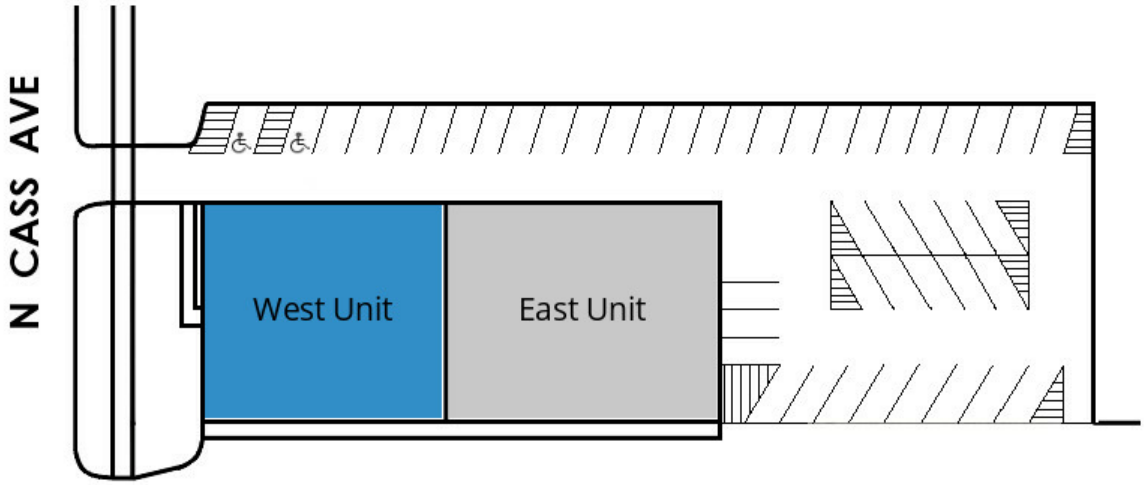

UNAVAILABLE AVAILABLE

LEASE TYPE MG | **TOTAL SPACE** 7,000 SF | **LEASE TERM** NEGOTIABLE | **LEASE RATE** $16.50 SF/YR

SUITE	TENANT	SIZE	TYPE	RATE
West Unit	Available	7,000 SF	Modified Gross	$16.50 SF/yr

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LOCATION MAPS

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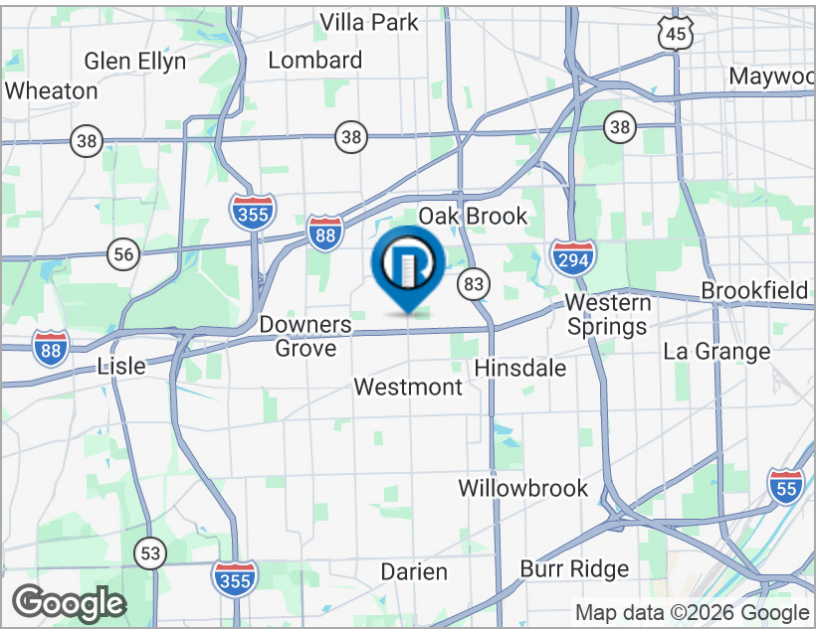

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DEMOGRAPHICS REPORT & MAP

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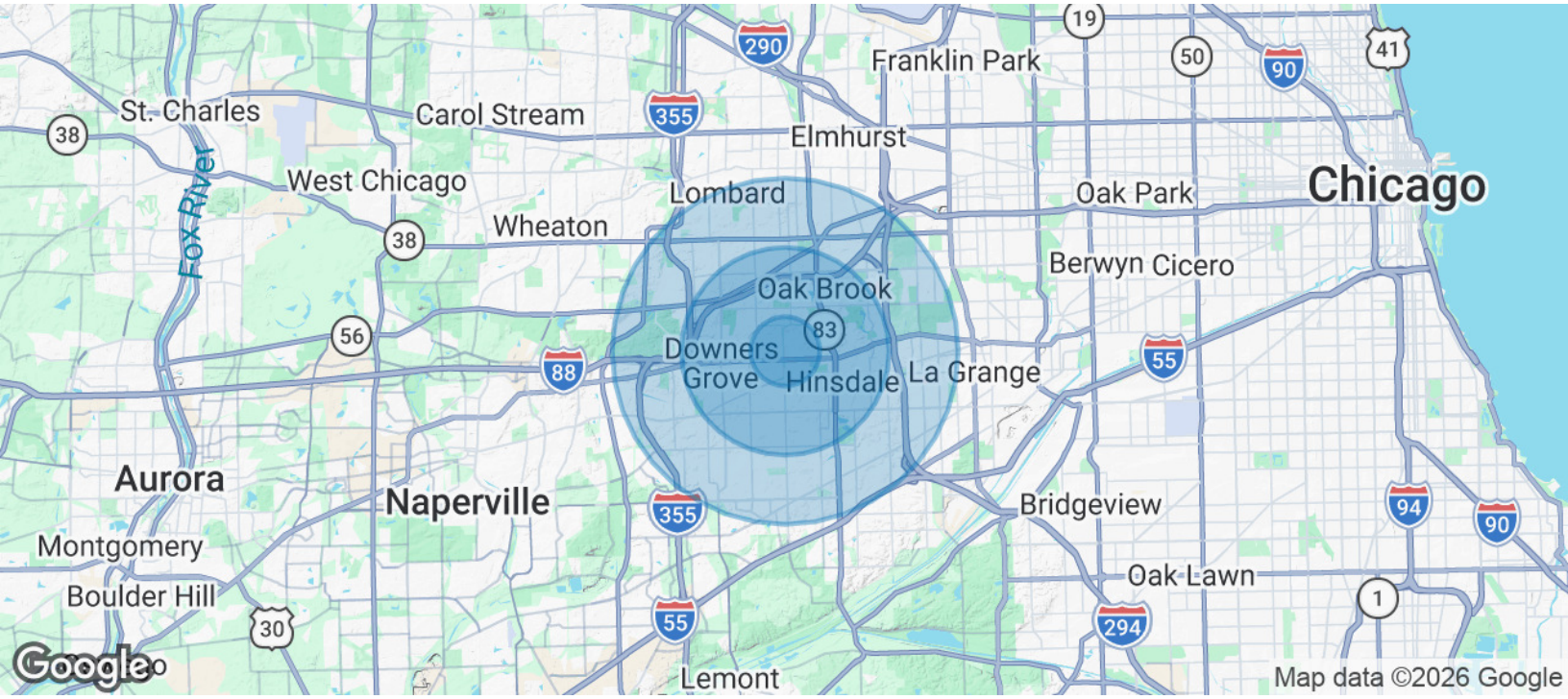

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,998	92,587	255,469
Average Age	45.7	42.8	43.4
Average Age (Male)	45.6	41.7	42.7
Average Age (Female)	46.5	44.1	44.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,132	37,006	101,052
# of Persons per HH	2.4	2.5	2.5
Average HH Income	$141,549	$183,864	$169,684
Average House Value	$494,973	$596,507	$520,171

2023 American Community Survey (ACS)

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