

**INDUSTRIAL UNIT AVAILABLE FOR LEASE**

# 11,217 SF UNIT

1320 W. WASHINGTON STREET, WEST CHICAGO, IL 60185



**SIZE:**

11,217 SF

**ADDRESS:**

1320 W. Washington Street, West Chicago, IL 60185

**ZONING:**

Industrial

**SUMMARY:**

11,217 SF unit in a 66,000 sf Building with Exterior Recessed Dock with leveler, and 12' x 14' Drive-In-Door with Floor Drain & Triple-Trap Basin!

**MORKEN  
& ASSOCIATES**

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3820 Ridge Pointe Drive, Geneva, IL 60134

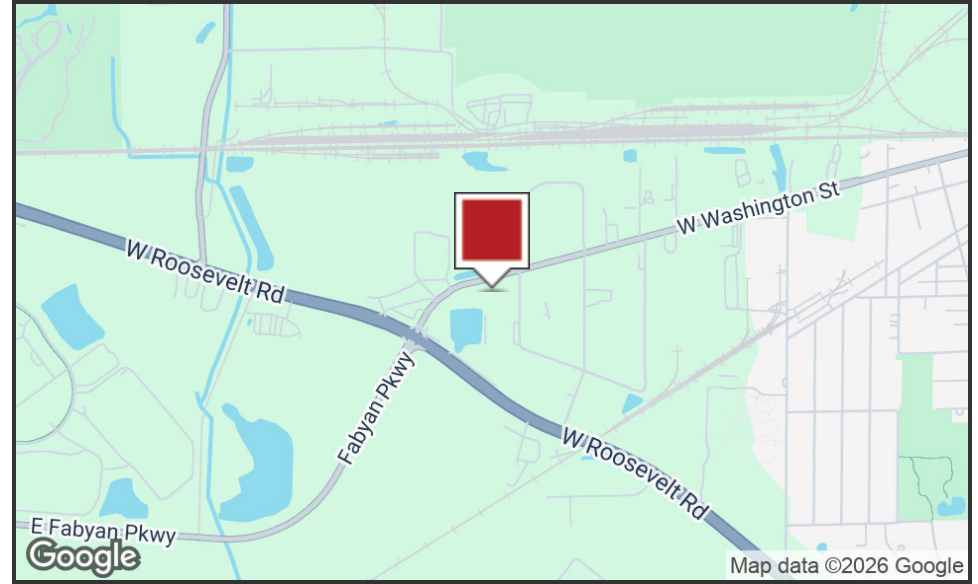
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# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$13 psf Gross
Unit Size:	11,217 SF
Year Built:	1999
Renovated:	2021
Zoning:	M-Manufacturing
Available:	September, 2026

## PROPERTY OVERVIEW

Unit offers 11,217 sf with decked offices, 12' x 14' Drive In Door with Floor Drain and Triple Trap Basins and Exterior Recessed Dock with leveler and weather seal!

## PROPERTY HIGHLIGHTS

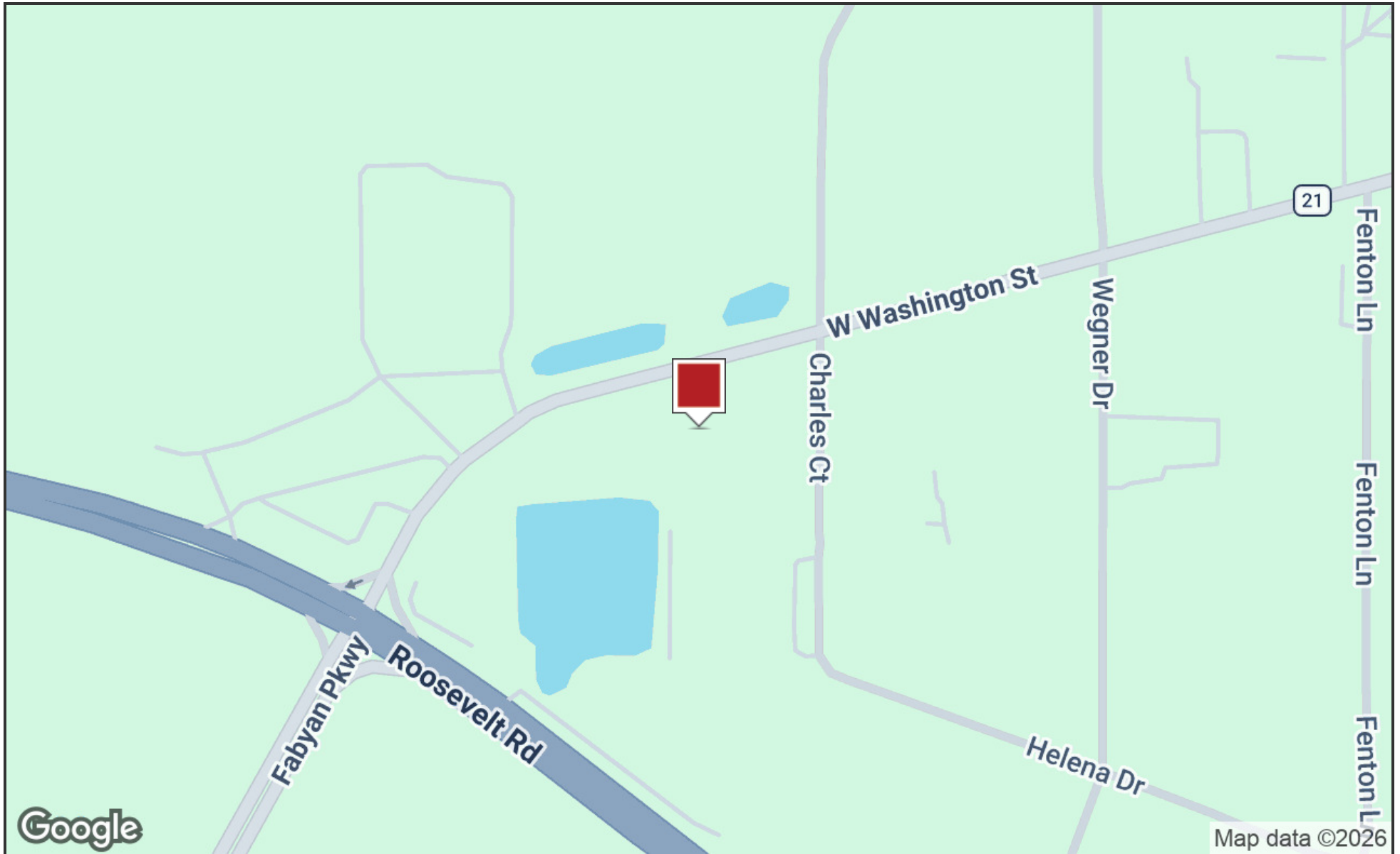
- 22' Clear Height
- 1,384 sf Offices (Concrete Mezzanine for added storage)
- Floor Drain & Triple Trap Basin
- 400 Amps @ 480 Volt 3-Phase Service
- LED Lighting in Warehouse & Exterior of Building
- Located on Washington Street (Fabyan Parkway) just north of Rt 38

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# Location Map

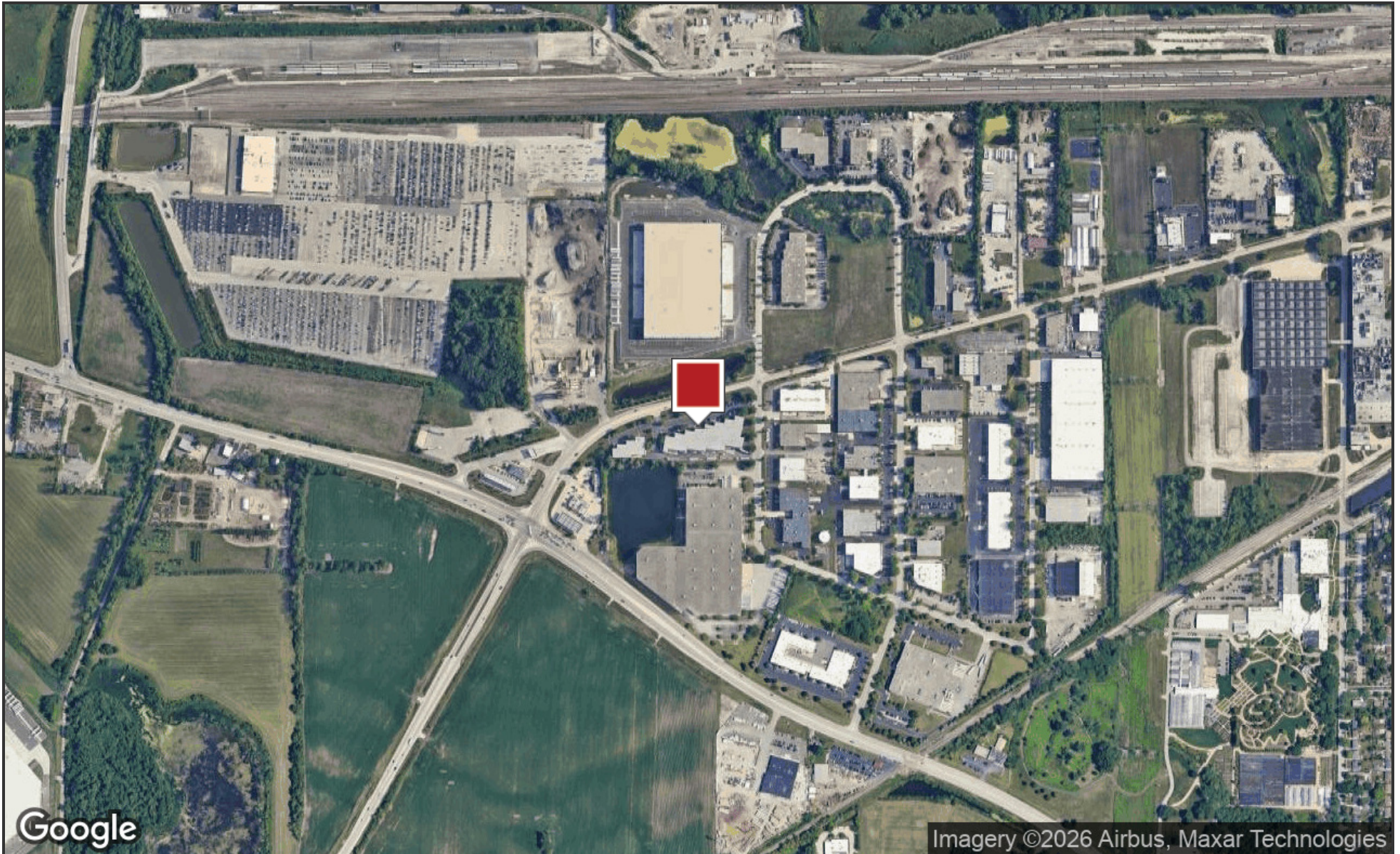


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# Aerial Map



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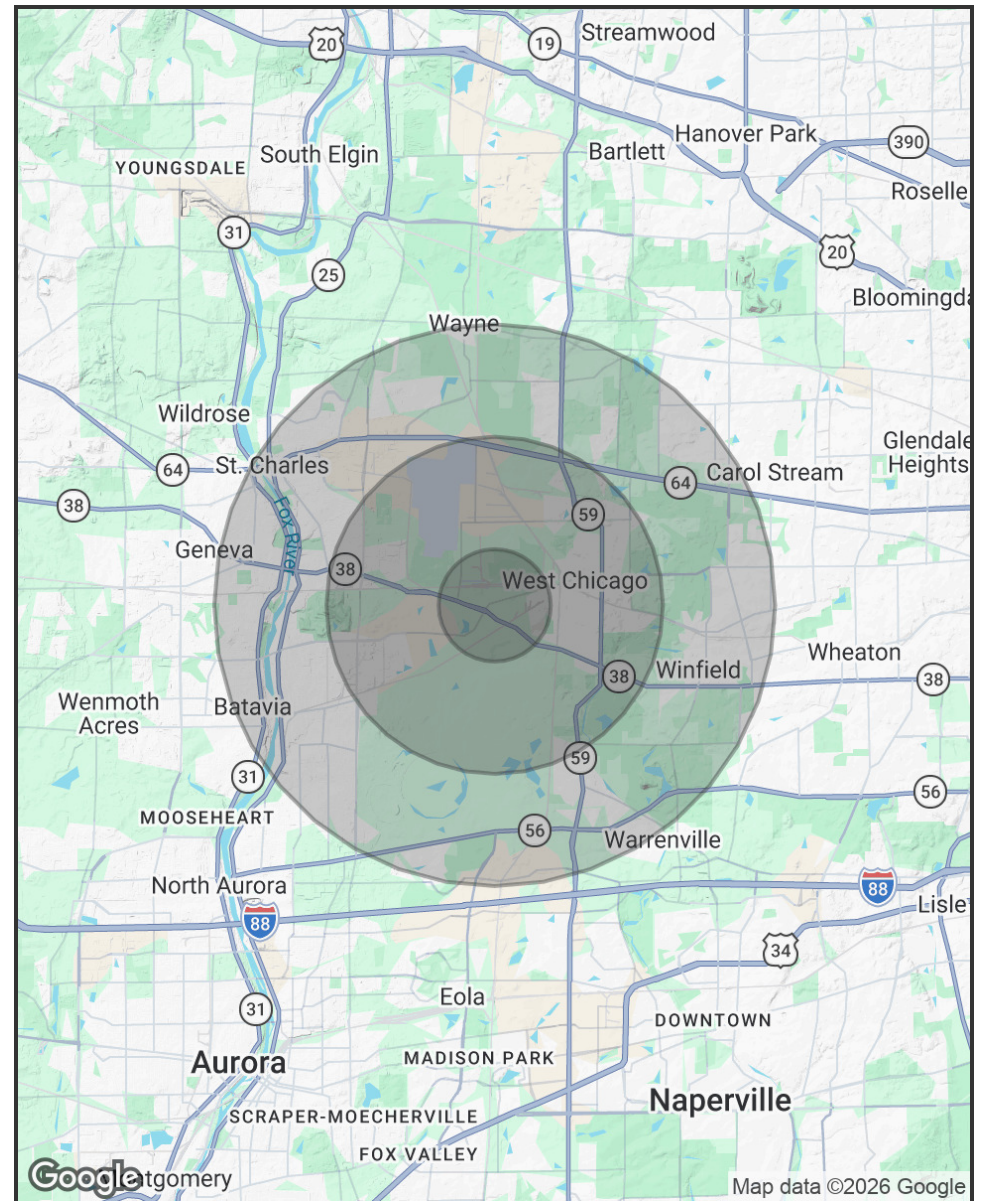
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	2,926	34,010	119,638
<b>Average age</b>	33.8	35.6	40.4
<b>Average age (Male)</b>	36.1	35.7	39.5
<b>Average age (Female)</b>	31.4	36.0	40.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total households</b>	750	11,168	43,595
<b># of persons per HH</b>	3.9	3.0	2.7
<b>Average HH income</b>	\$78,443	\$93,621	\$114,937
<b>Average house value</b>	\$208,041	\$233,323	\$288,530

\* Demographic data derived from 2020 ACS - US Census



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