

AVAILABLE FOR LEASE

811 Industrial Drive
West Chicago, IL 60185

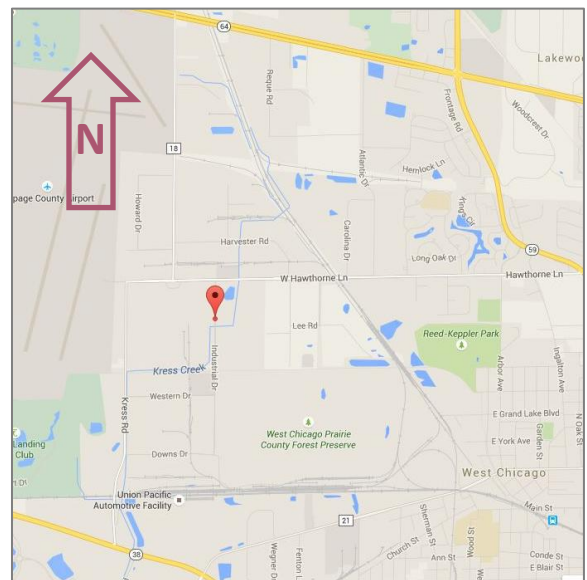


2,500 SF

INDUSTRIAL SPACE

\$14.00 PSF
Modified Gross

- Available 5/15/26!
- 2,500 SF industrial unit which includes 280 SF of carpeted office/reception area.
- 12' x 10' Drive in Door
- 18' ceilings in warehouse, 225 AMP 3 Phase electric
- Great location between North Ave. & Roosevelt Rd., just west of Rt. 59
- Professionally managed by Key Investment & Management Inc.



**KEY INVESTMENT
& Management Inc.**

Office: 630.932.5757
Fax: 630.932.5755
1263 S. Highland Ave., Suite 2W,
Lombard, IL 60148
www.key-investment.com

FOR FURTHER INFORMATION CONTACT:

Kimberly Hess
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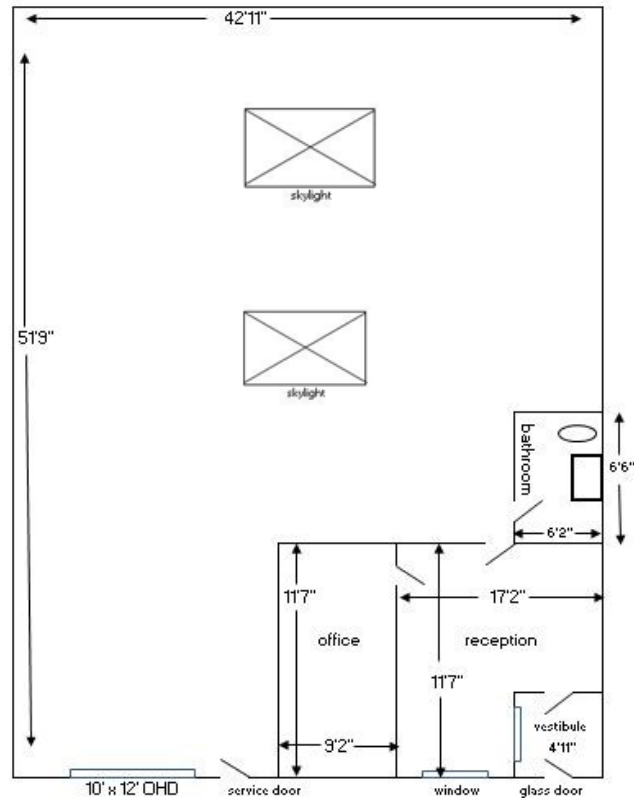
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| PROPERTY SPECIFICATIONS | |
|-------------------------|---|
| Building Size: | 18,000 SF |
| Available Space: | 280 SF Office 2,220 SF Warehouse |
| Year Built: | 1973 |
| Zoning: | M - Manufacturing |
| Parking: | Open Lot |
| Drive In Door: | 10' x 12' |
| Dock: | None |
| Ceiling Height: | 18' warehouse/ 8' office |
| Power: | 200 AMP - 3 Phase |
| Washrooms: | 1 |
| Sprinklered: | No |
| Utilities: | Gas, Electric, Sewer/Water |
| Real Estate Taxes: | \$3.26 PSF |
| CAM: | Included |
| Possession: | 5/15/26 |
| Lease Term: | Minimum 3 years |
| Lease Rate: | \$14.00 PSF Modified Gross \$2,9127.00 Per Month |



All dimensions are approximate. Drawing not to scale.



4/30/2026

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