

FREE-STANDING BUILDING AVAILABLE FOR LEASE

14,850 SF INDUSTRIAL BUILDING

1350 W. West Washington Street, West Chicago, IL 60185



SIZE:

14,850 SF

ADDRESS:

1350 W. West Washington Street West Chicago, IL 60185

ZONING:

M - Manufacturing

SUMMARY:

Free-Standing Building fronting on Washington Street (Fabyan Parkway)
Available Spring, 2026!

**MORKEN
& ASSOCIATES**

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3820 Ridge Pointe Drive, Geneva, IL 60134

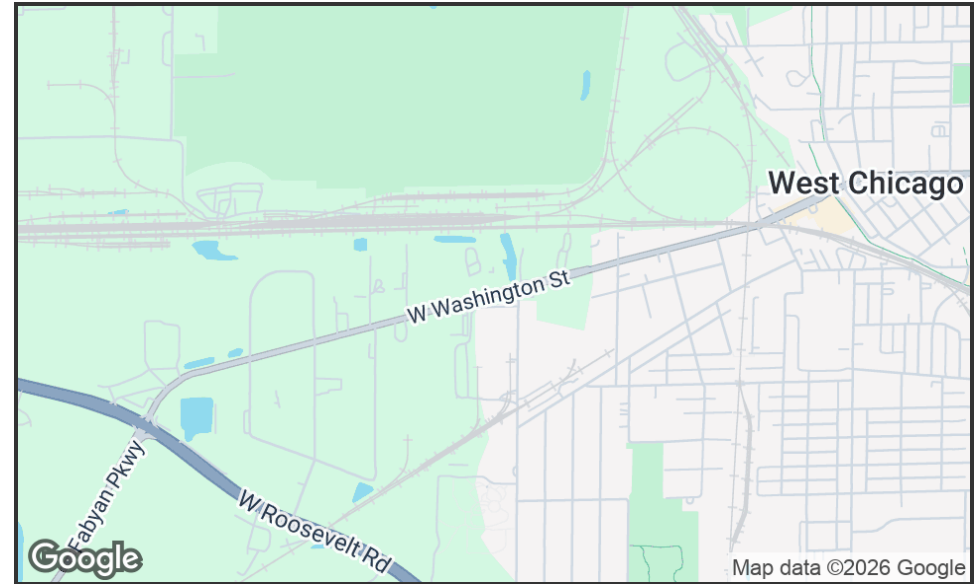
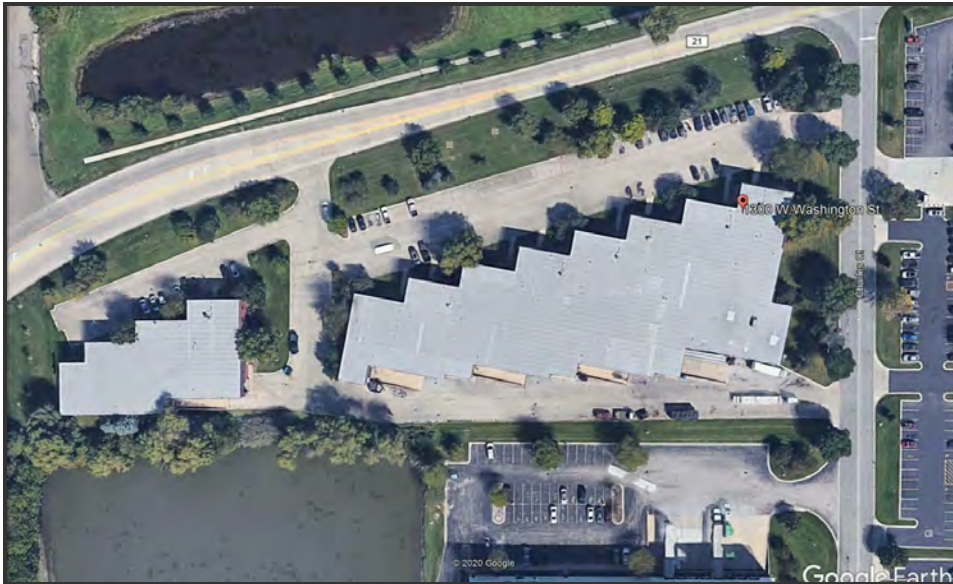
630.567.7800 | morkenassociates.com

STEVE MORKEN

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (MG)
Available SF:	14,850 sf
Zoning:	M - Manufacturing

PROPERTY OVERVIEW

Free Standing Building - Rare Opportunity!

PROPERTY HIGHLIGHTS

- Frontage on Washington Street
- 3,600 sf Office; (1,000 on 2nd floor - 5 Private Offices & Open Area)
- Exterior Dock and 12' x 14' Drive-in-Door
- Floor Drains with Triple Catch Basins
- 800 Amps @ 480 Volt 3 Phase Service
- Office fully decked concrete mezzanine for added storage
- New LED Lighting throughout
- Epoxy Floors

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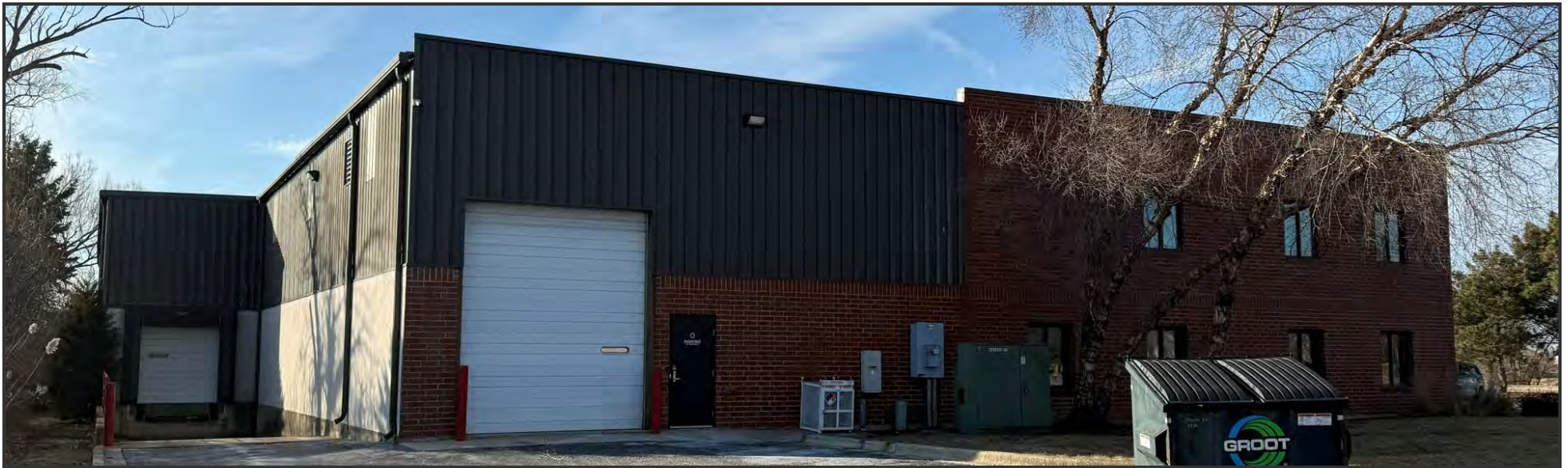
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Additional Photos



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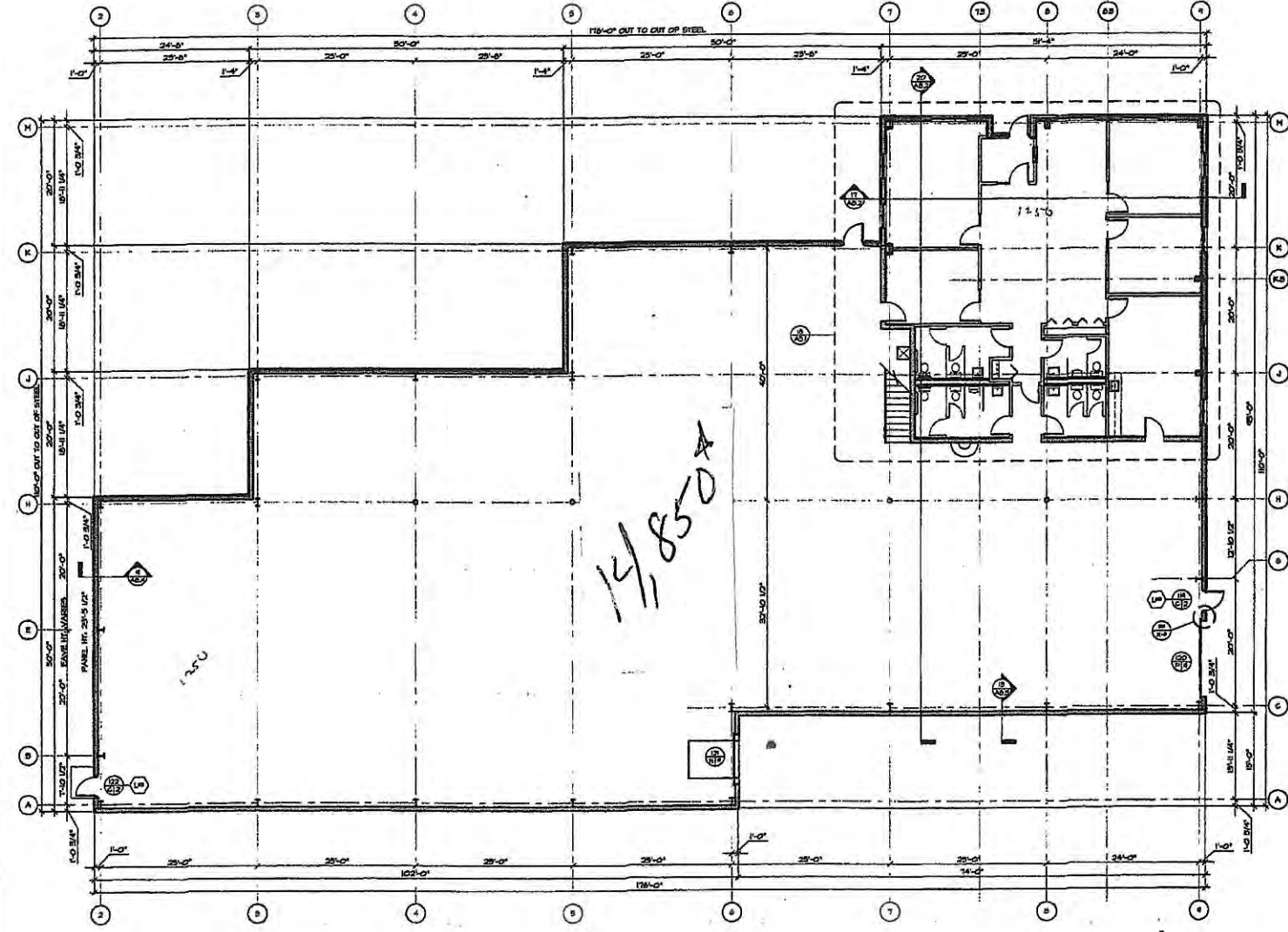
1350 Washington Street - Floorplan

CONSTRUCTION PLAN NOTES

1,000 sf offices
on Mezzanine

14,850

1250



17 BUILDING ONE: CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"

JACK B. PICKETT AND ASSOCIATES, INCORPORATED 100 JONES ROAD, SUITE 104 ROCKFORD, ILLINOIS 61103 TEL: 815-998-8800 FAX: 815-998-8871	
BUILDING ONE: CONSTRUCTION PLAN DRAWN BY: MKC CHECK BY:	DATE: 20-JULY-00 DATE:
SHEET NO. 1 OF 1 SHEETS	SCALE: 1/8" = 1'-0" JOB NO.: 00004
PROJECT: TRI-COUNTY PROPERTIES WEST WASHINGTON STREET WEST CHICAGO, ILLINOIS	

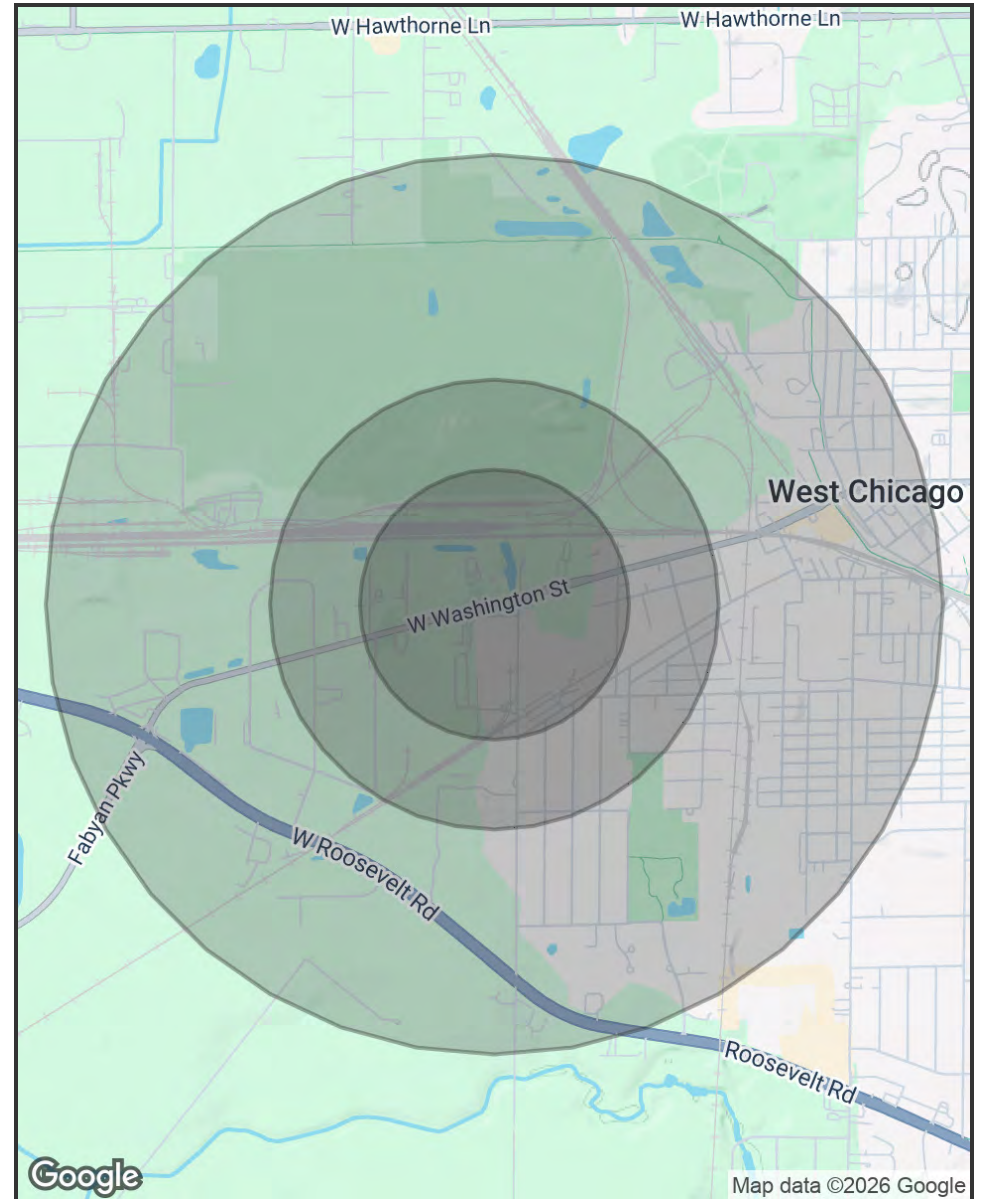


Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	212	1,355	5,668
Average Age	35	34	35
Average Age (Male)	35	34	35
Average Age (Female)	35	34	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	59	355	1,538
# of Persons per HH	3.6	3.8	3.7
Average HH Income	\$95,179	\$90,305	\$93,127
Average House Value	\$262,888	\$246,666	\$256,214

Demographics data derived from AlphaMap



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