

Industrial Warehouse Space – West Chicago, IL

Overview

6,000 SF Industrial Flex Space for Rent

Price: \$4,800/month

Available: September 1, 2026

Location: 333 Charles Court, Unit 101, West Chicago, IL 60185

Zoning: B-2 Light Manufacturing

Key Features & Highlights

- **Ceiling & Loading** — 20' clear height, 1 dock-high door, 1 drive-in door (powered overhead with manual backup)
- **Power & Lighting** — 400-amp electrical service, bright LED motion-sensor lighting, skylights
- **Flooring** — High-durability industrial epoxy flooring
- **Layout & Amenities** — 2 private offices (coded locks), full breakroom, 2 restrooms
- **Security & Access** — Coded access control, indoor/outdoor security cameras, fully sprinklered
- **Parking & Logistics** — Ample front & rear parking, excellent truck circulation (supports 48' trailers)
- **Outdoor Storage** — Limited outdoor storage permitted (PODS with association approval)

Shared Space Details

Shared with a quiet, stable daytime tenant occupying 2,000 SF seasonally (September–December only). Zero operational conflicts.

Location & Accessibility

Situated in the prime West Chicago industrial corridor with rapid access to major transportation routes.

- **Nearby:** West Chicago Post Office, USPS Regional Processing Center, DuPage Airport
- **Ideal For:** Light manufacturing, final-mile delivery, service contractors, distribution

Contact

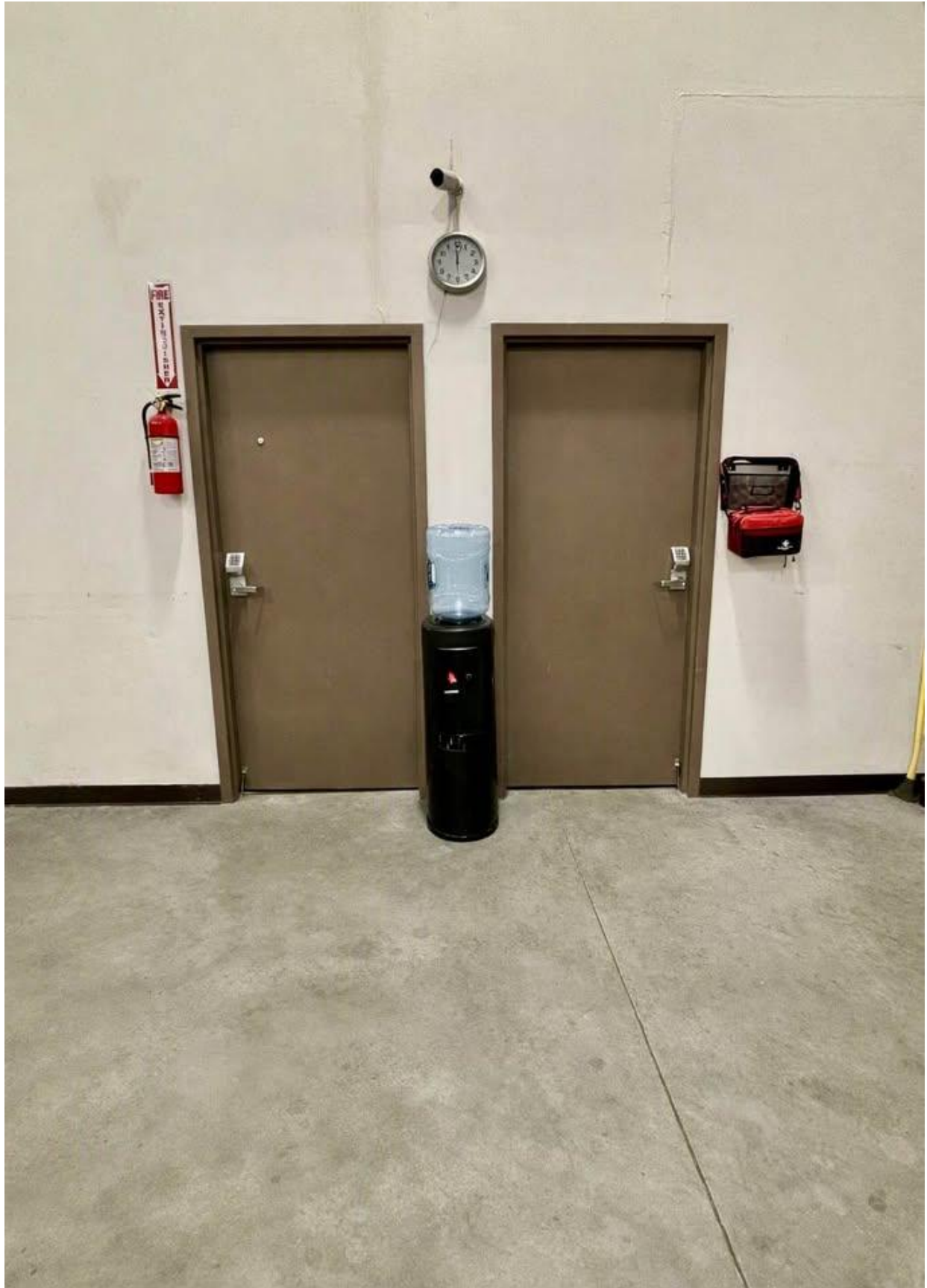
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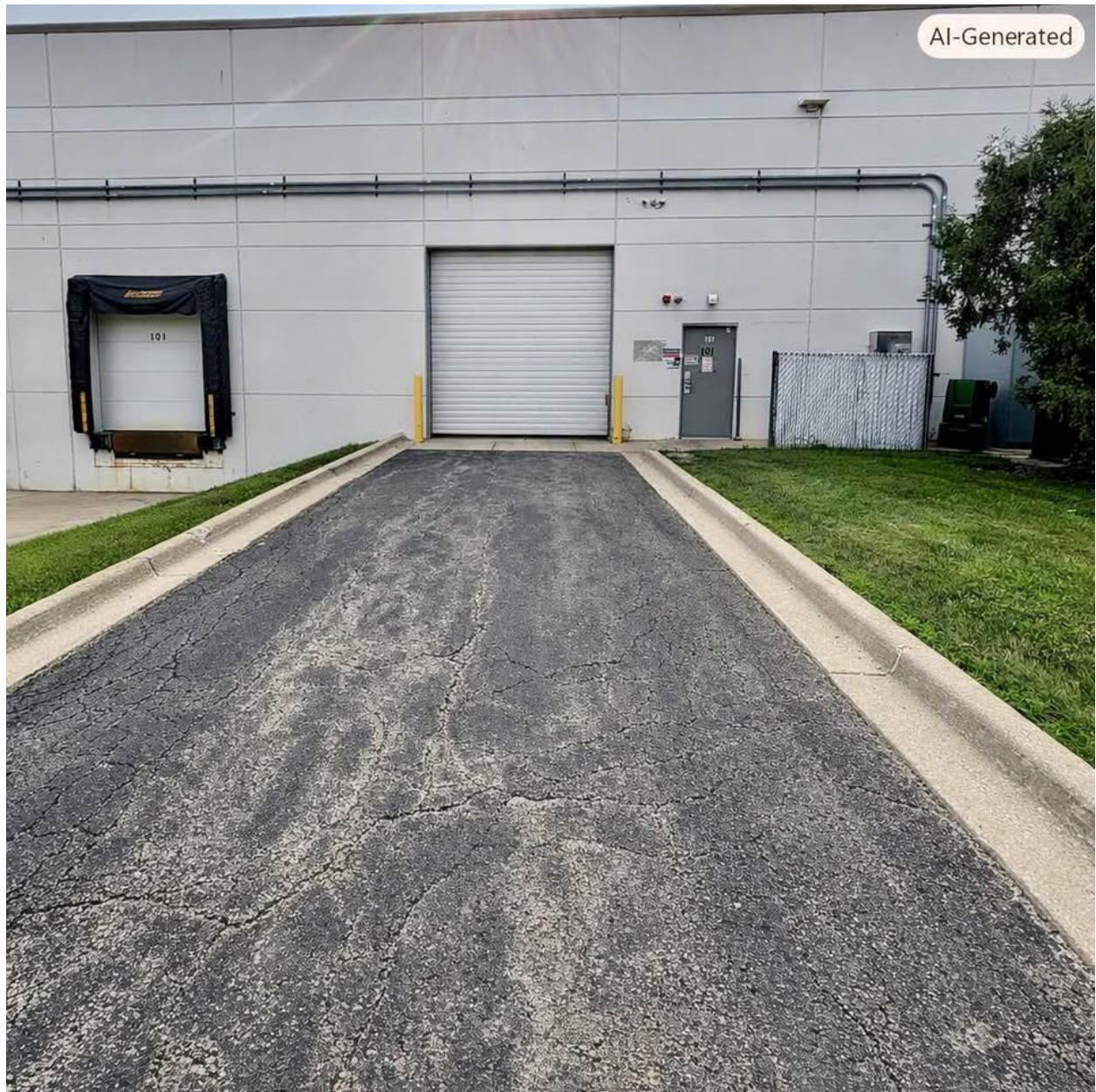
Office 1



Office 2



Offices



Docks