



± 52,000 SF
Industrial Space
Available

825 Blackhawk Drive

Westmont, DuPage County, Illinois 60559

PROPERTY HIGHLIGHTS

825 Blackhawk Drive is a free-standing, industrial warehouse and distribution facility located in an established industrial park in the desirable I-88 industrial corridor.

The property features 52,000 square feet of available space including a second-story mezzanine area (square footage not included in available space footprint), and provides outstanding connectivity to a network of major interstates, highways, and arterial routes.

Midway International Airport is located approximately 14 miles away while O'Hare International Airport is approximately 17 miles from the facility.



±52,000 SF
AVAILABLE



±1,500 SF
OFFICE AREA
(ABILITY TO ADD
±10,000 SF OF
SPEC OFFICE)



20' CLEAR
CEILING HEIGHT



5 INT DOCKS
3 DRIVE-IN
DOORS

Contacts

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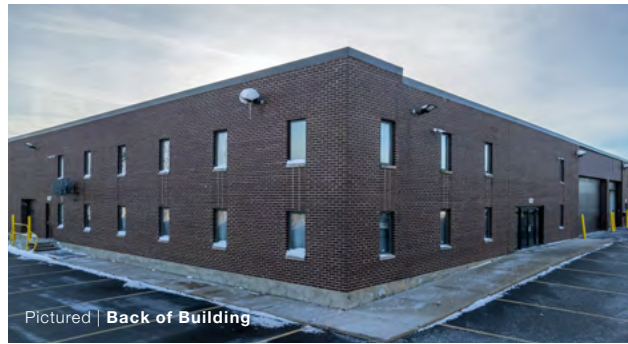
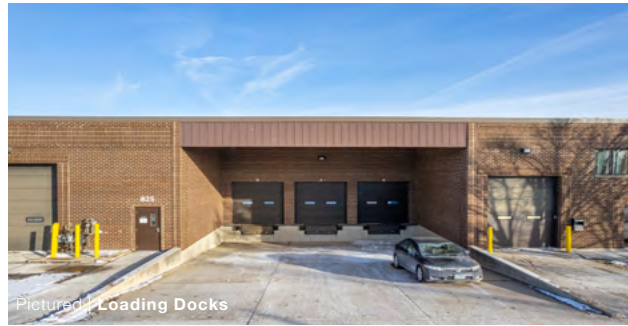
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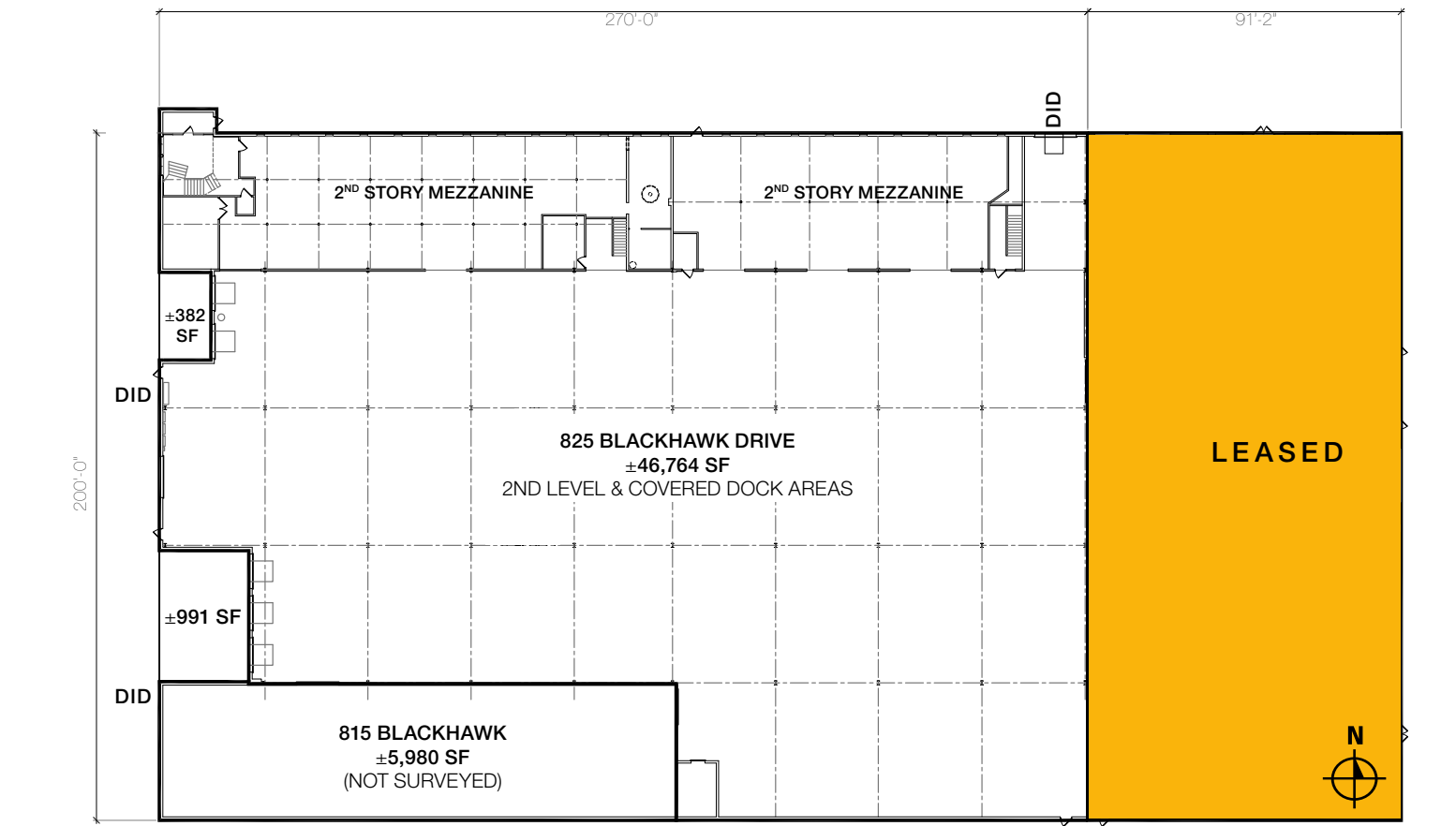
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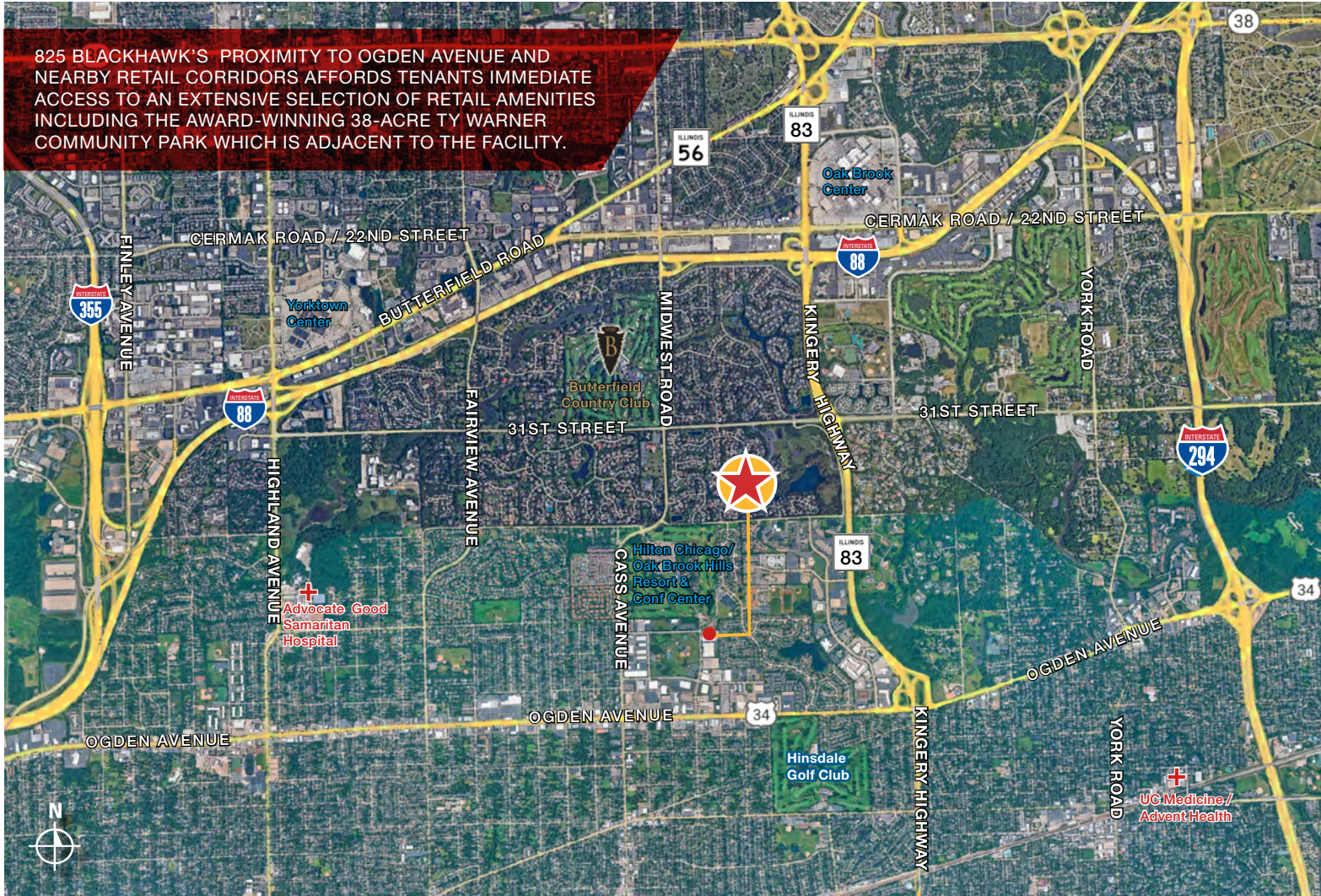
PROPERTY HIGHLIGHTS

<p>±90,010 SF BUILDING SIZE</p>	<p>±52,000 SF AVAILABLE</p>	<p>±2.96 AC SITE SIZE</p>
<p>±1,500 SF OFFICE AREA (ABILITY TO ADD ±10,000 SF OF SPEC OFFICE)</p>	<p>20' CLEAR CEILING HEIGHT</p>	<p>5 INT DOCKS 3 DRIVE-IN DOORS</p>
<p>±52 CAR PARKING SPACES</p>	<p>1,200 AMP POWER SERVICE</p>	<p>WET FIRE PROTECTION SYSTEM</p>
<p>< THAN 5.5 MILES TO I-88 & I-355 INTERCHANGES</p>	<p>CONSTRUCTED IN 1977</p>	<p>±14 MILES & ±17 MILES TO MIDWAY INT'L AIRPORT & TO O'HARE INT'L AIRPORT</p>

BUILDING PLAN



825 BLACKHAWK'S PROXIMITY TO OGDEN AVENUE AND NEARBY RETAIL CORRIDORS AFFORDS TENANTS IMMEDIATE ACCESS TO AN EXTENSIVE SELECTION OF RETAIL AMENITIES INCLUDING THE AWARD-WINNING 38-ACRE TY WARNER COMMUNITY PARK WHICH IS ADJACENT TO THE FACILITY.




KEY DISTANCES

MAJOR ARTERIES, INTERSTATES, & POINTS OF INTEREST	DRIVE MILES (ONE-WAY)	DRIVE-TIME (ONE-WAY)
Interstate 355	5.0	14 minutes
Interstate 88	5.1	14 minutes
Interstate 294	3.2	10 minutes
Interstates 55	7.0	16 minutes
Interstate 290	6.7	16 minutes
IL-83 (Kingery Highway)	1.6	5 minutes
IL-34 (Ogden Avenue)	0.5	2 minutes
IL-56 (Butterfield Road)	3.3	8 minutes
IL-38 (Roosevelt Road)	3.6	11 minutes
Midway International Airport	14.4	27 minutes
O'Hare International Airport	17.2	20 minutes
Downtown Chicago (Loop)	21.5	32 minutes


DEMOGRAPHICS AT-A-GLANCE

2025 DATA BASED ON A 5-MILE RADIUS


202,602
 TOTAL POPULATION


\$136,821
 AVERAGE HOUSEHOLD INCOME


242,187
 LABOR FORCE


56%
 BACHELOR / HIGHER EDUCATION DEGREES

For more information or to arrange a tour, contact:

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