

# For Lease

## Wood Dale Industrial Center

895 Sivert Drive, Wood Dale, IL 60191

17,860 SF | [Property Website](#) | **Tenant Incentive!**



### TENANT INCENTIVE: 6 Months Free on a Qualified Deal\*

(\*Qualified Deal must be a minimum of 5 years and signed by June 30, 2026)



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## PROPERTY HIGHLIGHTS

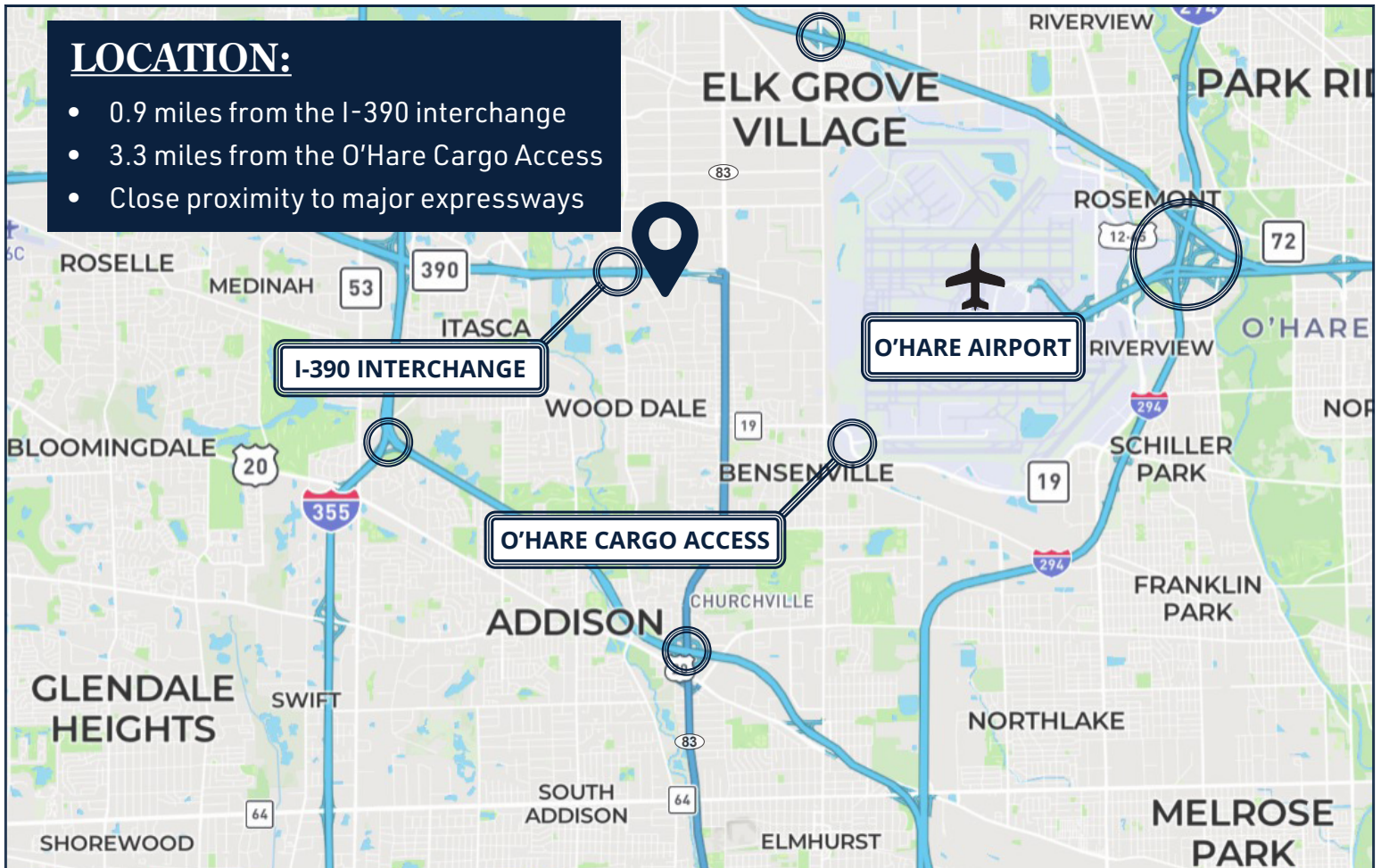
Building Size	44,777 SF
Land Area	1.58 AC
Available Size	17,860 SF
Office Size	1,500 SF
Ceiling Height	22' Clear
Loading Docks	2 Interior Docks w/ Levelers
Drive-in Doors	1 Drive-in Door
Power	800A 480V
Parking	1/1,000 SF
Sprinklers	Wet
Year Built	1974
Construction	Masonry & Metal
OpEx (2026 Est.)	\$2.21 PSF
Lease Rate	\$11.55 PSF Net - <b>Tenant Incentive!</b>



- **Tenant Incentive!**
- Under New Professional Ownership/Management
- Low DuPage County Taxes
- Direct Access to I-390 and O'Hare Airport
- Flexible Space Options in Business Park

## LOCATION:

- 0.9 miles from the I-390 interchange
- 3.3 miles from the O'Hare Cargo Access
- Close proximity to major expressways



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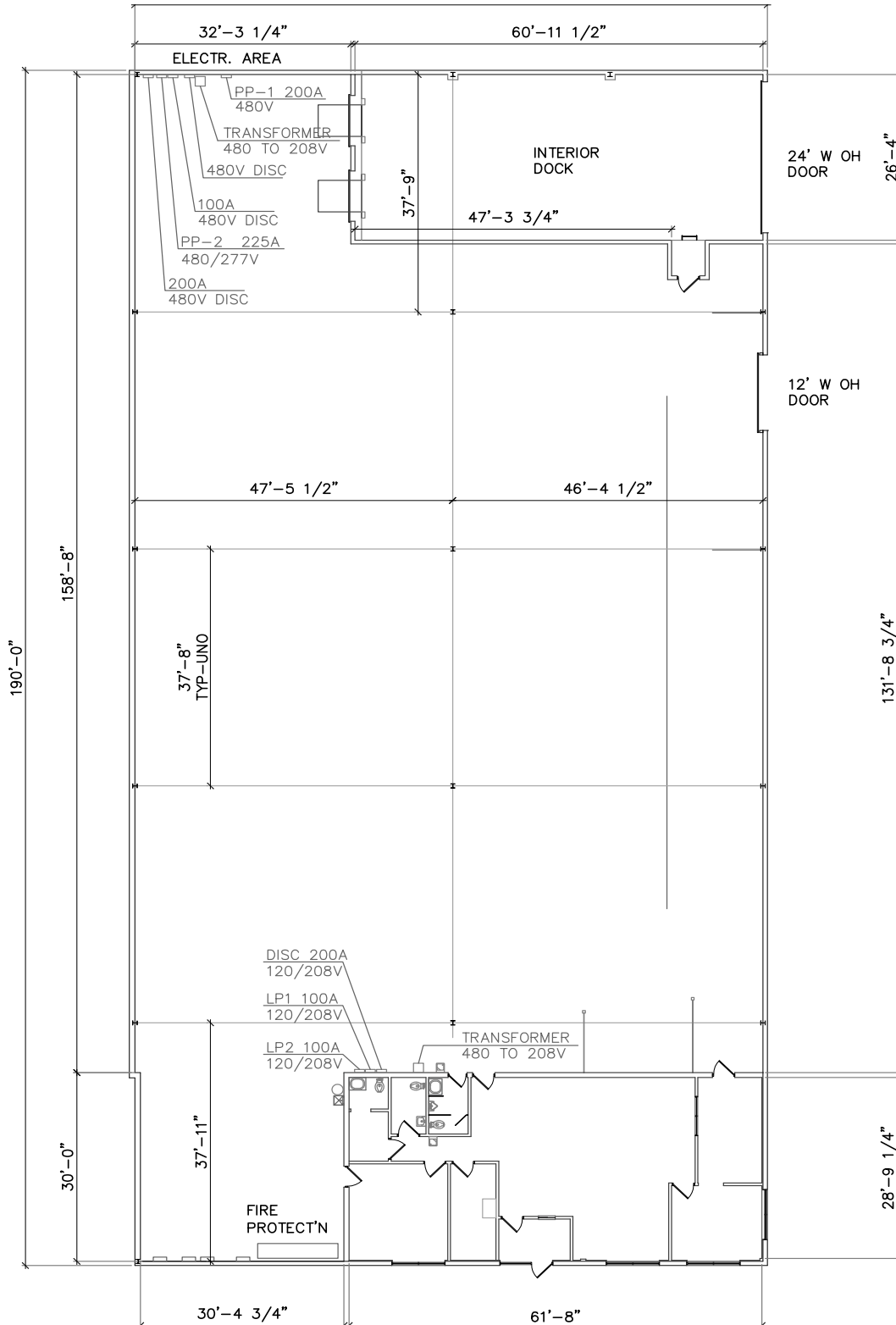
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## SPACE PLAN



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