

**For
Sale**

**AVAILABLE:
14,891 SF**

**1229 Capitol Drive
Addison, IL**

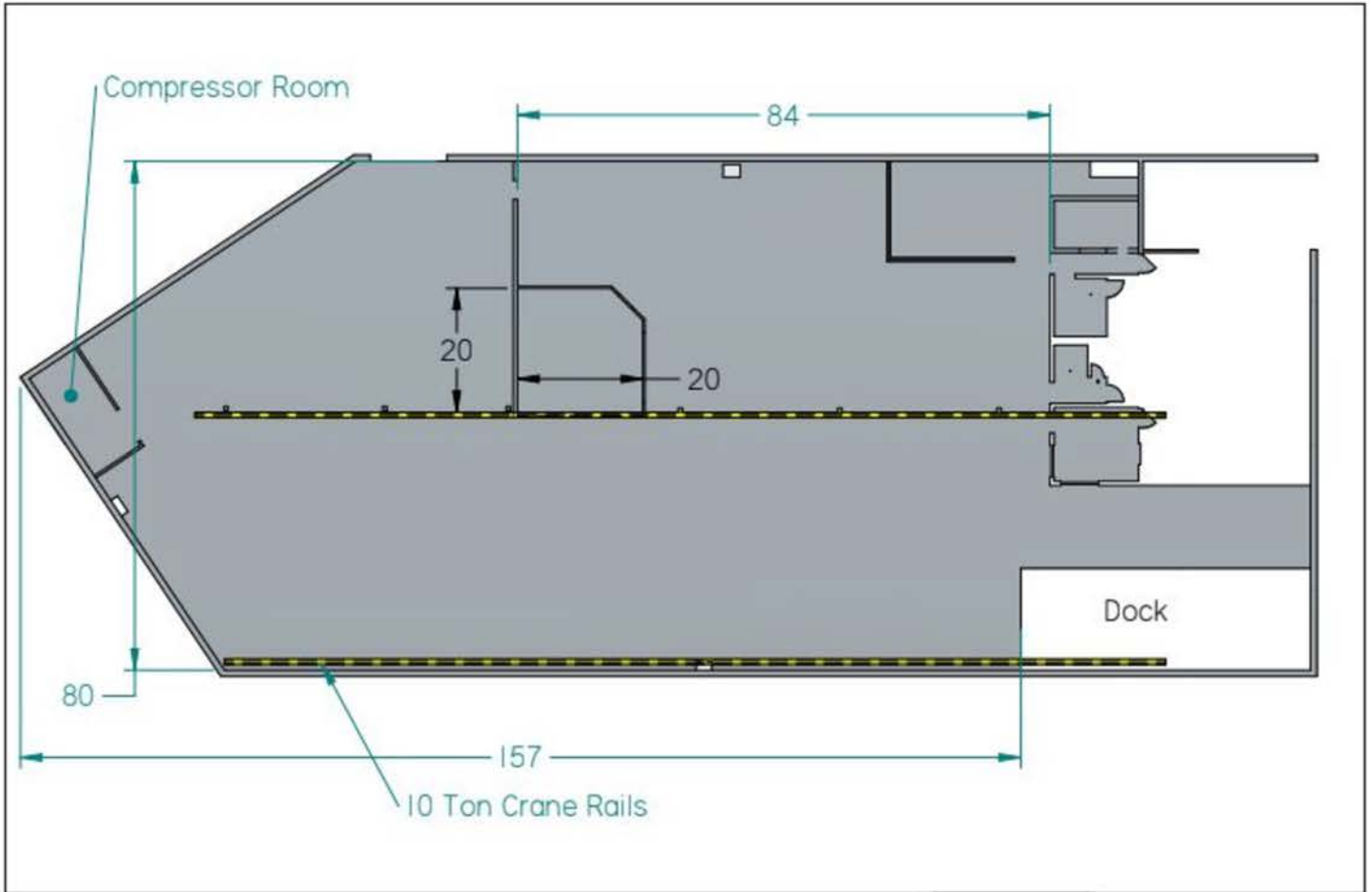
AVAILABLE:	14,891 SF
LAND:	31,799 SF (0.73 ACRES)
OFFICE:	+/-2,500 SF
CONSTRUCTION:	MASONRY
PARKING:	21 STALLS
YEAR BUILT:	1979
CEILING HEIGHT:	15'
POWER:	400 AMP / 480 VOLT; 3-PHASE
LOADING:	1 INTERIOR LOADING DOCK & 1 DRIVE-IN DOOR
CRANE:	(1) 5-TON CRANE (1) 10-TON CRANE
HVAC:	FULLY AIR-CONDITIONED
SPRINKLER:	YES
ZONING:	M-2, GENERAL MANUFACTURING
REAL ESTATE TAXES:	\$34,343.20 (\$2.31 PSF)
SALE PRICE:	\$2,223,650 (\$150 PSF)

-  Available Immediately
-  Clean, Freestanding Facility
-  DuPage County
-  Close Proximity to I-355

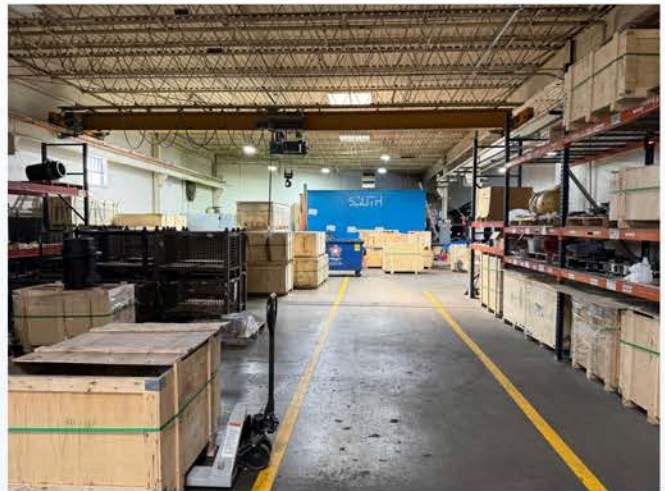
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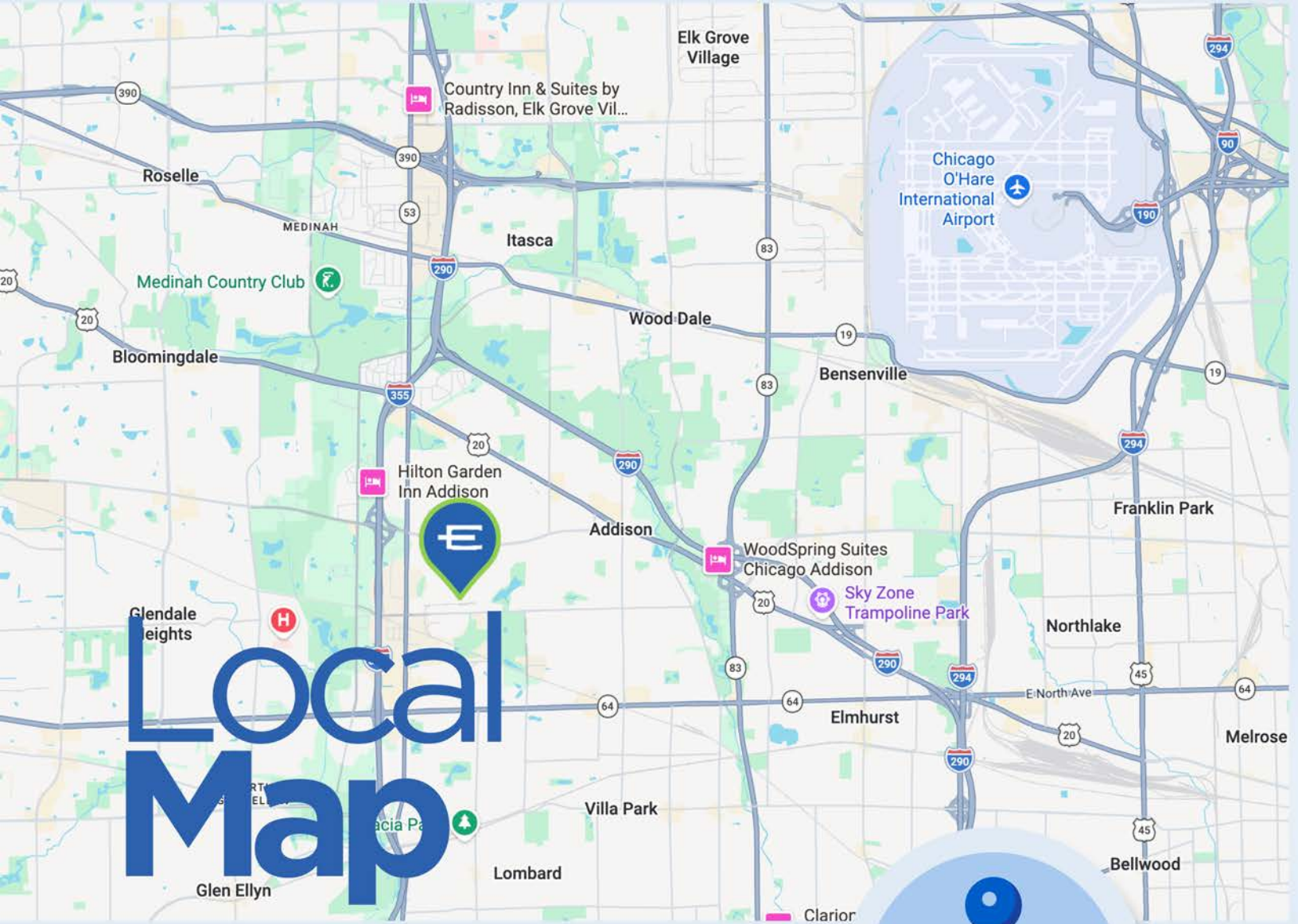
➤ **Ian Pattison**
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Floor Plan




Property Photos





Local Map

1229 Capitol Drive
Addison, IL



Located in DuPage County



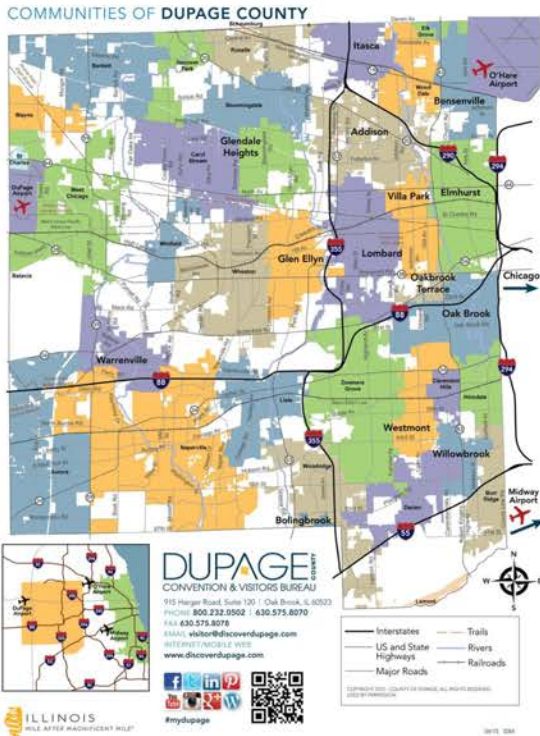
Close Proximity to I-355



Skilled Labor Force



Location



DuPage County

Located just west of Chicago, DuPage County sits at the heart of the bustling Chicagoland region, offering unmatched access to major highways, international airports, and a highly skilled labor force. Known for its strong economic base, modern infrastructure, and business-friendly environment, DuPage County provides companies with robust utilities, established corporate corridors, and thriving mixed-use districts. With a well-educated workforce and a diverse range of industries, DuPage continues to support innovative, growing, and globally connected businesses.



Diverse Industry Mix

A balanced economy supports corporate headquarters, technology firms, manufacturing, logistics, and professional services—fueling long-term stability and growth.



Educated Workforce

A highly skilled, well-educated talent pool draws from top universities and training programs, giving employers a workforce ready for modern industries.



Extensive Transportation

With major interstates, commuter rail, and nearby air travel, the region offers exceptional connectivity for moving people and goods efficiently.



Varied Housing Options

From lively downtown areas to quiet suburban neighborhoods, the region offers housing choices to fit every lifestyle and budget.



Excellent Quality of Life

Known for parks, cultural attractions, and strong schools, the area provides a welcoming environment with outstanding community amenities.



Reliable Utilities

Modern infrastructure and dependable providers ensure consistent utility performance and capacity for future growth.



Medical and Healthcare Facilities

Leading hospitals, specialty clinics, and strong healthcare networks provide high-quality care and advanced medical services.



Business Friendly Communities

Local governments support economic development with streamlined permitting, pro-growth policies, and a collaborative business environment.



**Exclusively
Presented By:**

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