



174–176 Easy Street

Carol Stream, Illinois 60188

Property Overview

Building Size

12,000 SF Industrial
Building on 0.67 Acres

Built

1987

Zoning

Industrial Two Units
(6,000 SF each)

Status

Fully Leased
Investment
Opportunity

Building Features

- 2 Dock-High Doors & 2 Drive-In Doors
- 16' Clear Height
- Brick & Concrete Masonry Construction
- 14 Parking Spaces + Trailer Parking
- Wet Sprinkler System

Power

400A 240V 3-Phase & 100A 240/120V Single Phase

Mechanical & Roof

Office HVAC • Gas Unit Heaters • Insulated Steel Deck
Roof Upgraded White TPO Membrane (UV, Mold &
Puncture Resistant)

Investment Highlights

Fully Leased

Both units currently occupied with strong tenant base

Owner-User Opportunity (2026)

Potential for owner occupancy when Unit 2 lease expires

Strong DuPage County Industrial Market

Located in a thriving industrial corridor with excellent fundamentals

Tenancy & Financials

Unit 1

Lease through 2029

Unit 2

Lease through 2026

Financials

Taxes: ~\$24,000/year

Cap Rate: 7-10%

Contact

Chris King – Kingbrook Inc.

Price Available Upon Request



Site & Functional Details

Configuration

Two divisible units (6,000 SF each) ±575 SF office • ±5,400 SF warehouse Open span layout — no interior columns

Loading & Access

Dock-high loading • Drive-in doors Full truck & semi access

Utilities

Natural Gas • Municipal Water & Sewer Fiber & High-speed Internet Available

Location Advantages



Highway Access

Easy access to Route 64, I-355 & I-290



Transportation Hubs

Close proximity to rail & intermodal hubs

Ideal Uses

- Manufacturing
- Distribution



Airport Proximity

~20 miles to Chicago O'Hare International Airport



Industrial Park

Located in the Carol Stream / Easy Street Industrial Park

- Flex Industrial
- Contractor Bays