

455 Kehoe Boulevard

FLEX SPACE AVAILABLE FOR LEASE

Carol Stream, IL 60188

[Property Website](#)

±2,272 - ±6,500 SF
Available

Newly
Renovated Units

Open
Floor Plans

Carol Stream
Industrial Park



Michael Marconi, SIOR

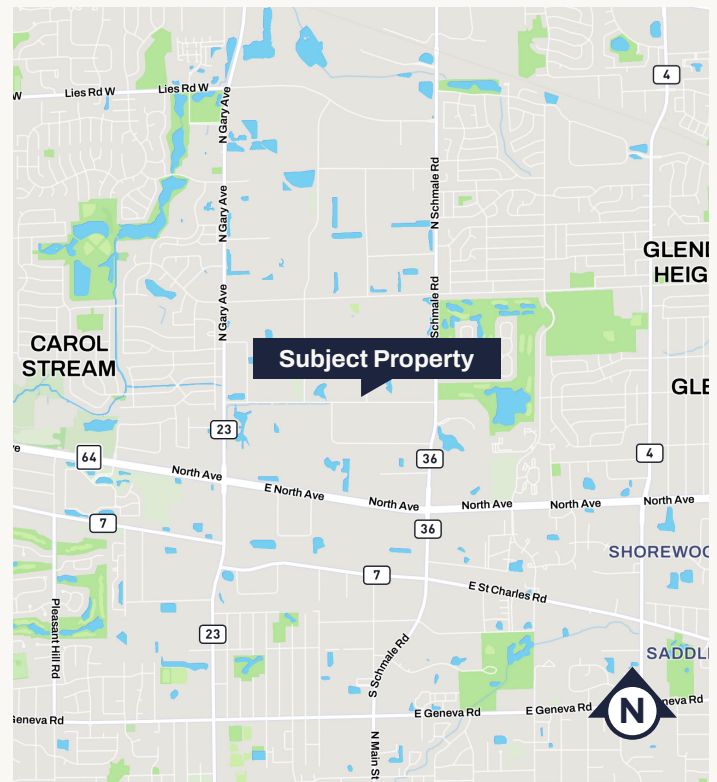
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Property Highlights

- ±2,272 - ±6,500 SF flex space for lease in the Carol Stream Industrial Park
- Unit 103: ±3,036 SF (±10% Office)
- Unit 113-114: ±4,228 SF (±35% Office / 1 DID)
- Unit 115: ±2,272 SF (Office To Suit / 1 DID)
- Newly renovated units with open floor plans
- Ideal space for a myriad of uses
- Easy access to I-355 via North Ave (Rt 64)

BUILDING SIZE	±34,567 SF
LAND AREA	±2.63 AC
LARGEST SIZE AVAILABLE	±6,500 SF
SMALLEST SIZE AVAILABLE	±2,272 SF
CEILING HEIGHT	10' Clear
DRIVE-IN DOORS	2 (113-114/115)
POWER	200 Amps
PARKING	±2.93/1000 SF
ZONING	I (Industrial District)
SPRINKLERS	Wet
HEATING	Gas
CONSTRUCTION	Brick
YEAR BUILT	1979 (Reno. 1998)
CAM/RET	\$4.42 PSF (2026 Est.)
LEASE RATE	\$11.75 PSF Net



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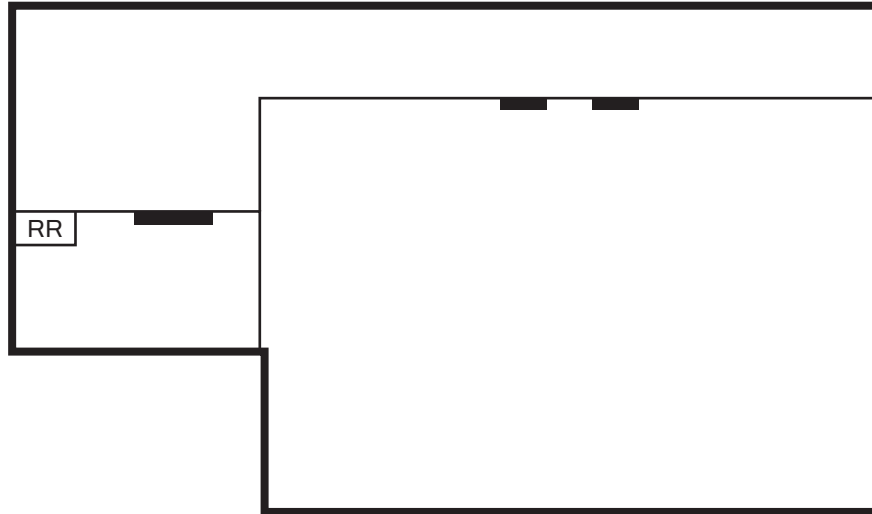
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UNIT 103 FLOOR PLAN: ±3,036 SF



UNIT 103 PHOTOS

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UNIT 113-114 FLOOR PLAN: $\pm 4,228$ SF



UNIT 113-114 PHOTOS

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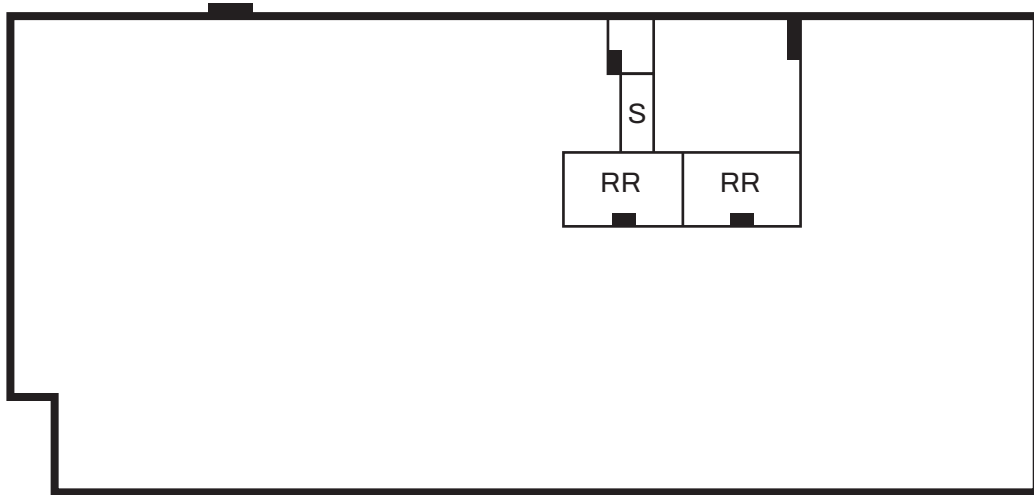
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UNIT 115 FLOOR PLAN: ±2,272 SF



UNIT 115 PHOTOS

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