

444 Randy Road

INDUSTRIAL SPACE FOR LEASE

444 Randy Rd, Unit A, Carol Stream, IL 60188

[Property Website](#)

±4,000 SF
Available

Updated
Office Area

Open
Warehouse

Large
Drive-in Door



Joe Karmin, SIOR

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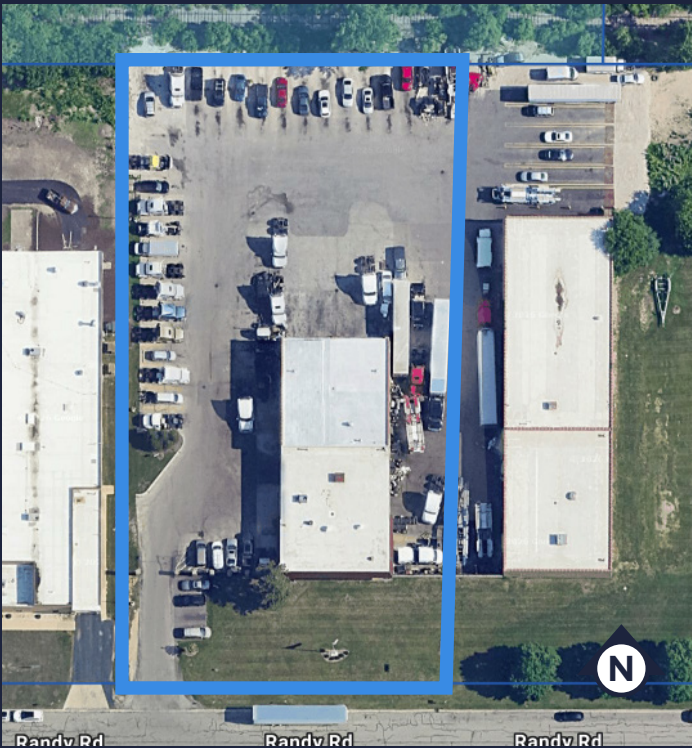
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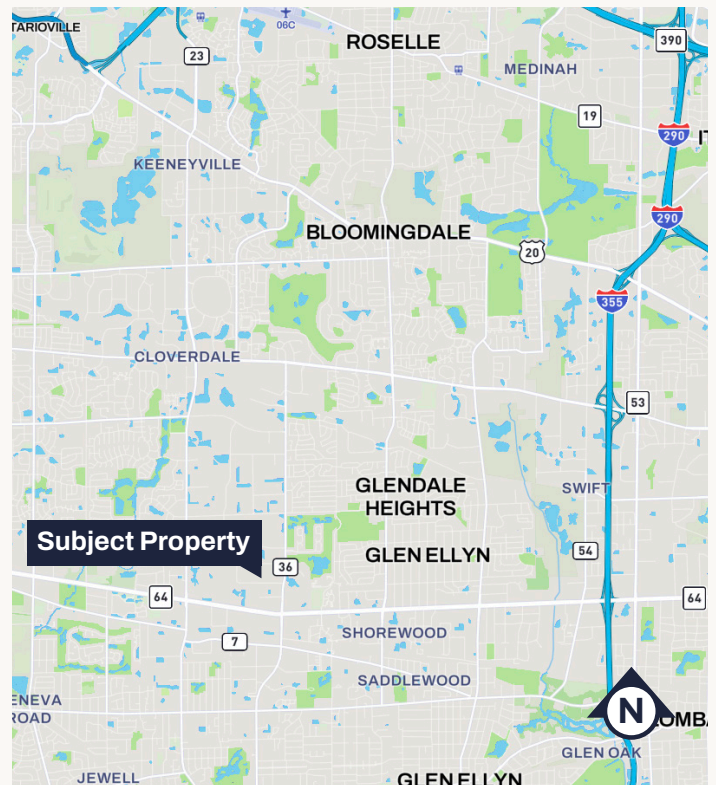
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Property Highlights

- Open warehouse with a large drive-in door
- Recently updated office area
- Great access to I-355 via North Avenue and Army Trail Road
- Zoned I (Industrial District)
- Low DuPage County taxes
- Versatile office/warehouse layout
- Ideal for a variety of business uses



BUILDING SIZE	±22,283 SF
LAND AREA	±2.25 AC
AVAILABLE SIZE	±4,000 SF
OFFICE SIZE	±1,000 SF
CEILING HEIGHT	16'
LOADING	1 DID (10' x 12')
POWER	200 Amps
PARKING	±8 Cars
SPRINKLERS	Wet
HEATING	Gas
YEAR BUILT	1973
CONSTRUCTION	MASONRY
LEASE RATE	\$12.95 PSF MG



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WAREHOUSE AREA



OFFICE AREA



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