

601 W ROOSEVELT ROAD

BUILDING OR SUITE FOR LEASE | WEST CHICAGO, IL

FORTINO
REAL ESTATE GROUP



This recently renovated masonry building in West Chicago offers turnkey service and body shop space with strong visibility along Roosevelt Road (IL Route 38). Suite 1 totals approximately 14,500 SF of warehouse and office space with ±850 SF of office and ±1.6 AC of fenced outdoor storage, ideal for automotive service, body shop, or similar operators.

BUILDING SUMMARY

Property Address:	601 W Roosevelt Road, West Chicago, IL 60185
Property Type:	Service & Body Shop Space - Industrial
Building Size:	22,080 SF
Year Built:	1969 - Recently Renovated
Clear Height:	18'
Electrical:	240v 3 - Phase
Sprinklers:	Yes
HVAC:	Air Ducts Central Air
Zoning:	B-2
Construction Type:	Masonry
PIN:	04-16-101-015

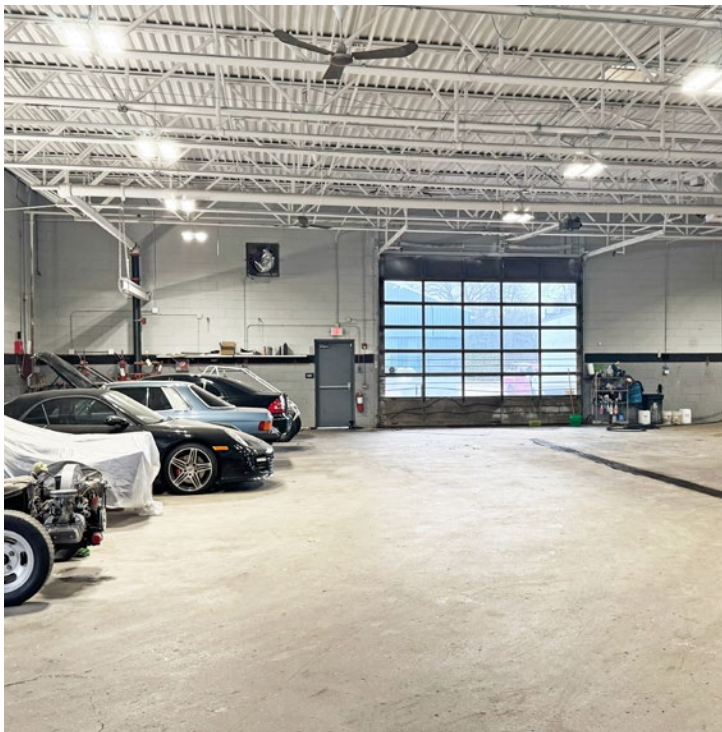
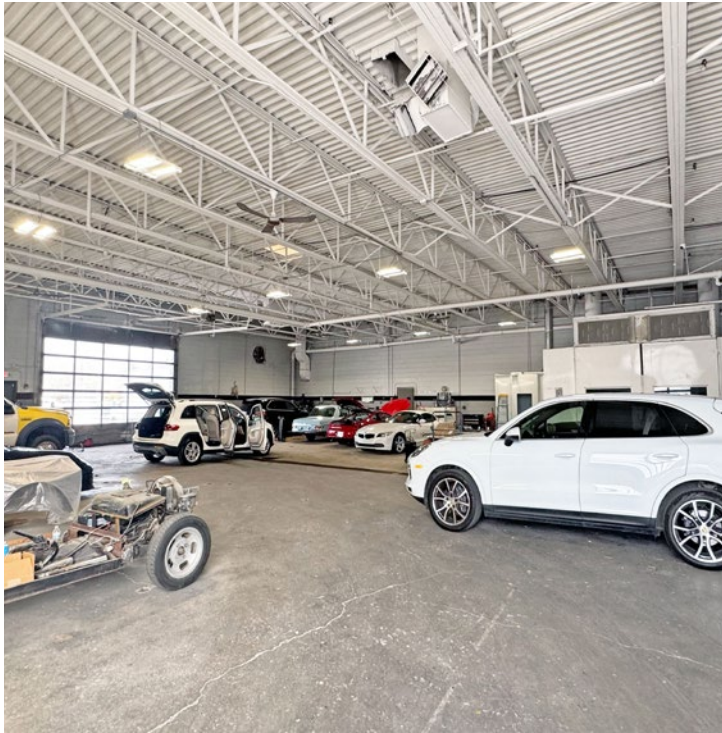
SUITE 1 LEASE SUMMARY

Total Suite Size:	±8,600 SF
Lot Size:	1.60 AC
Lease Type:	Modified Gross
Suite Type:	Warehouse & Office
Rental Rate:	\$15.00/SF Base + Utls
Breakroom & Restrooms:	Yes
Drive in Door:	(4)
Clear Height:	18'

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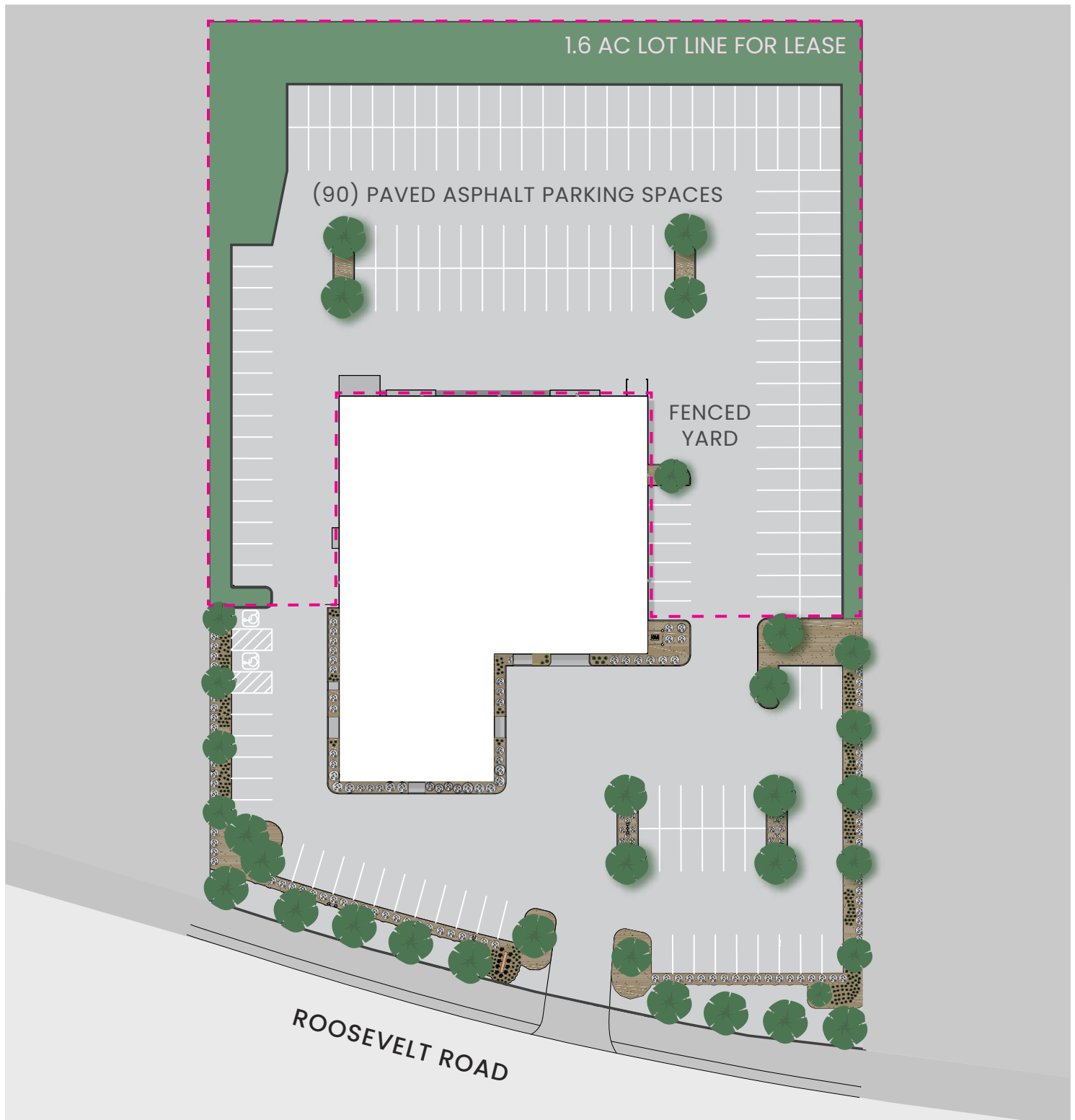
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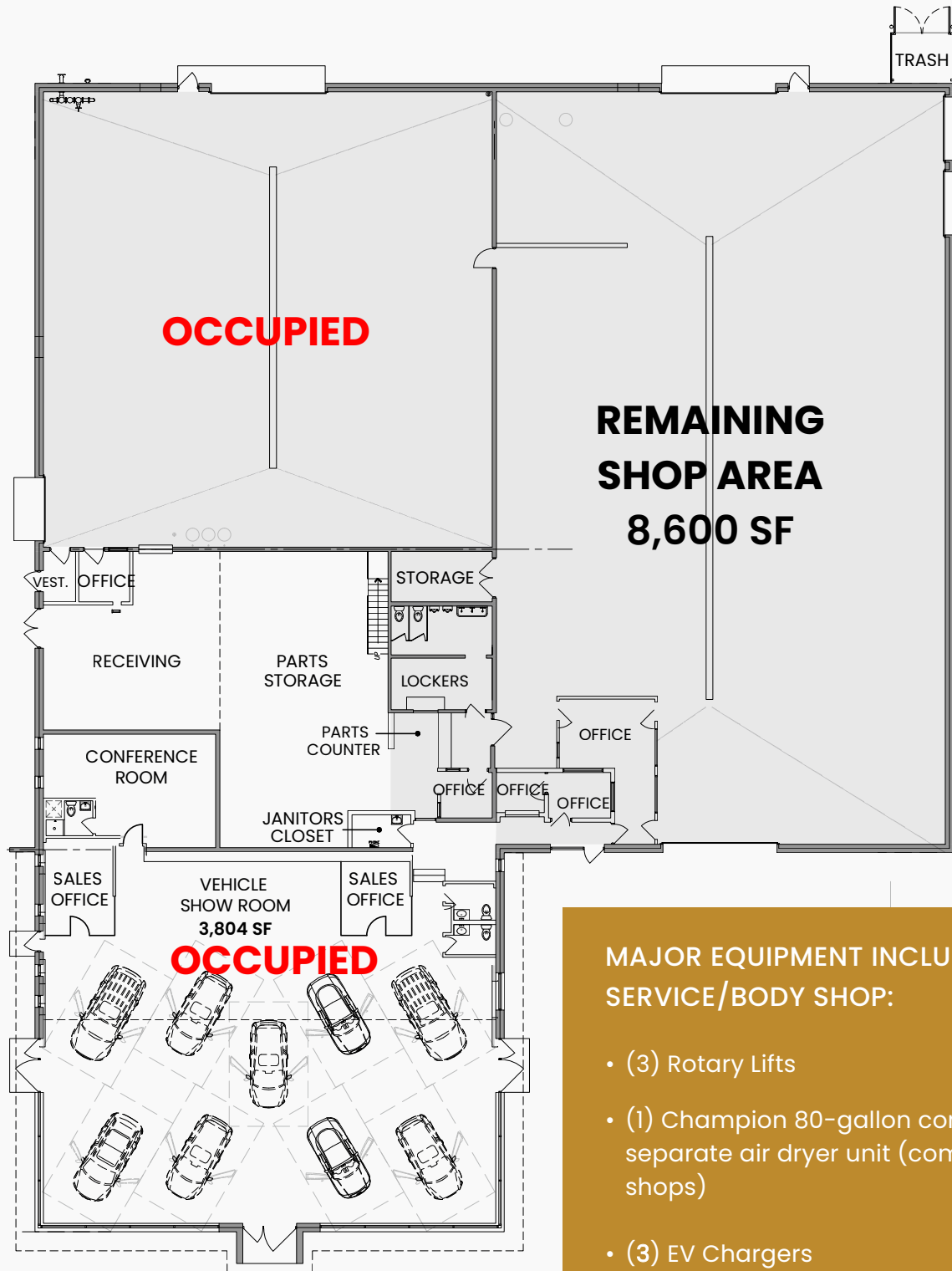
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MAJOR EQUIPMENT INCLUDED IN THE SERVICE/BODY SHOP:

- (3) Rotary Lifts
- (1) Champion 80-gallon compressor w/ a separate air dryer unit (common for both shops)
- (3) EV Chargers

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PERMITTED ZONING USES

PERMITTED BY RIGHT:

- Auto motor repair and service shop (including body repair, rebuilding, painting)
- Automobile washing facility
- Battery and tire service stations
- Beverage bottling and distributing
- Bicycle sales and repair
- Boat sales and service
- Building materials sales (enclosed building)
- Contractors' offices and shops (no fabricating, all storage inside)
- Agricultural implement sales and service (enclosed building)
- Print shop
- Plumbing, air conditioning, electrical showroom and shop
- Printing and publishing
- Vending/merchandise distributor
- Feed and seed store, wholesale
- Costume rental shop
- Locksmith
- Mirror and glazing shop
- Taxidermists
- Secondhand stores and rummage shops
- Public auction rooms

SPECIAL USES (REQUIRE APPROVAL):

- Auto service stations
- Bakeries, wholesale
- Food processing, packaging and distribution
- Greenhouse
- Commercial kennel
- Self-service storage facility

MARKETABLE FOR:

- Auto repair / body shop (already built for it)
- Tire and battery shop
- Contractor office + storage
- Boat/RV/vehicle sales
- Equipment sales and service
- Beverage distributor
- Building materials supplier

REALISTIC TENANT TARGETS FOR YOUR LISTING:

- Auto repair / body shop
- Tire and battery shop
- Contractor office + storage (plumber, electrician, HVAC)
- Plumbing/electrical/AC showroom and shop
- Print shop
- Beverage distributor
- Building materials supplier
- Wholesale feed/seed
- Boat sales and service
- Auto detailing / car wash
- Vending/merchandise distributor
- Self-storage (special use)
- Wholesale bakery (special use)
- Food processing/packaging (special use)

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LOCATION OVERVIEW

Located along the western edge of DuPage County, West Chicago sits at the convergence of IL Route 38 (Roosevelt Road), IL Route 64 (North Avenue), and IL Route 59, with direct connections to I-88 and I-355. DuPage Airport, the third-busiest airport in Illinois, is adjacent to the 640-acre DuPage Business Center, which is zoned for manufacturing, distribution, light industrial, office, and data center uses.

The city maintains one of the lower tax rates in DuPage County and offers business incentives, including TIF districts. Major local employers include The Jel Sert Company, Ball Horticultural Company, and Aspen Marketing Services. West Chicago is also served by a Metra station on the Union Pacific West Line, providing direct commuter rail service to downtown Chicago and surrounding suburbs.

Recent years have seen continued interest from developers and investors in industrial land and projects. Plans have moved forward for significant warehouse space, such as a ~260,000 square-foot facility at DuPage Crossings with direct access to I-88. These developments reflect broader regional demand for logistics real estate close to Chicago's employment base and transportation infrastructure.

2-MILE DEMOGRAPHICS



25,469

2024 Population



36

Median Age



\$99,927

Median Household Income



\$352,031

Median Home Value



12,900

Employees

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INDUSTRIAL WAREHOUSE + OFFICE • TURNKEY SERVICE / BODY SHOP • 14,500 SF - 1.55 AC FOR LEASE

LEAD INVESTMENT ADVISORS

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