

AVAILABLE FOR LEASE

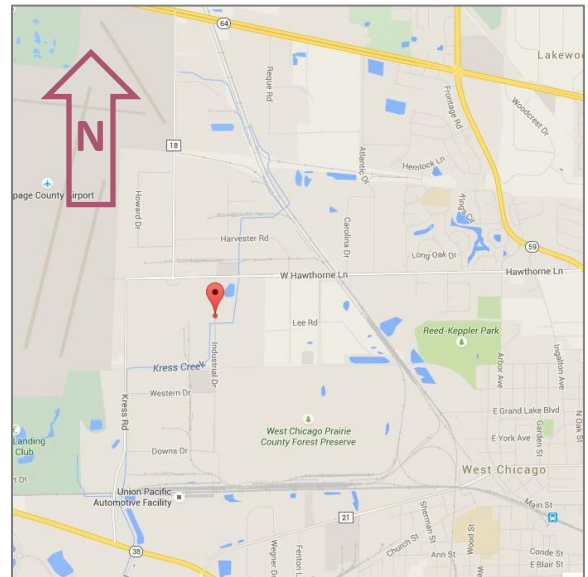
811 Industrial Drive
West Chicago, IL 60185



2,500 SF
**INDUSTRIAL
SPACE**

\$14.00 PSF
Modified Gross

- Available now!
- 2,500 SF industrial unit which includes 280 SF of carpeted office/reception area.
- 12' x 10' Drive in Door
- 18' ceilings in warehouse, 225 AMP 3 Phase electric
- Great location between North Ave. & Roosevelt Rd., just west of Rt. 59
- Professionally managed by Key Investment & Management Inc.



**KEY INVESTMENT
& Management Inc.**

Office: 630.932.5757
Fax: 630.932.5755
1263 S. Highland Ave., Suite 2W,
Lombard, IL 60148
www.key-investment.com

FOR FURTHER INFORMATION CONTACT:

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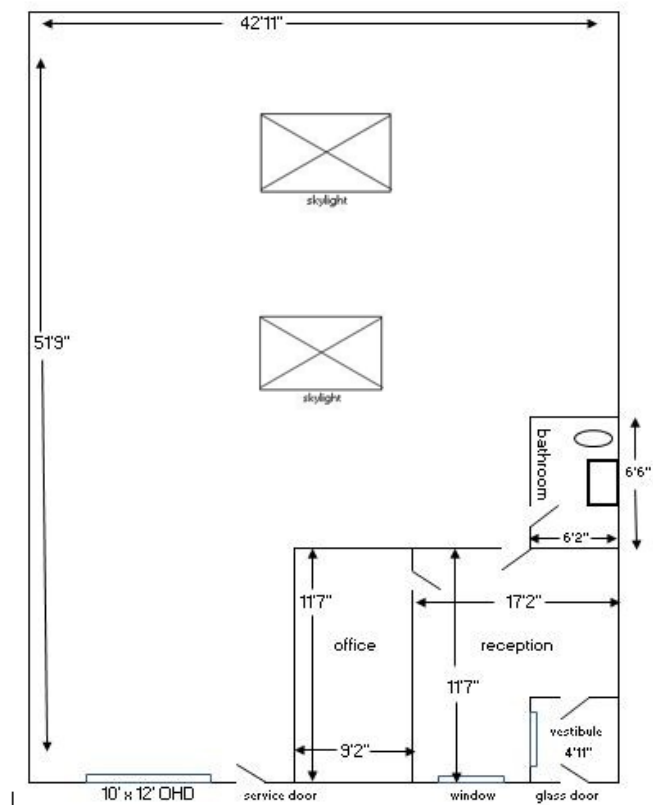
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PROPERTY SPECIFICATIONS

Building Size:	18,000 SF
Available Space:	280 SF Office 2,220 SF Warehouse
Year Built:	1973
Zoning:	M - Manufacturing
Parking:	Open Lot
Drive In Door:	10' x 12'
Dock:	None
Ceiling Height:	18' warehouse/ 8' office
Power:	200 AMP - 3 Phase
Washrooms:	1
Sprinklered:	No
Utilities:	Gas, Electric, Sewer/Water
Real Estate Taxes:	<u>\$3.26</u> PSF
CAM:	Included
Possession:	Immediately
Lease Term:	Minimum 3 years
Lease Rate:	\$14.00 PSF Modified Gross \$2,912.70 Per Month

AVAILABLE FOR LEASE



All dimensions are approximate. Drawing not to scale.



6/26/2026

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