



±25,884 SF

NEW CONSTRUCTION

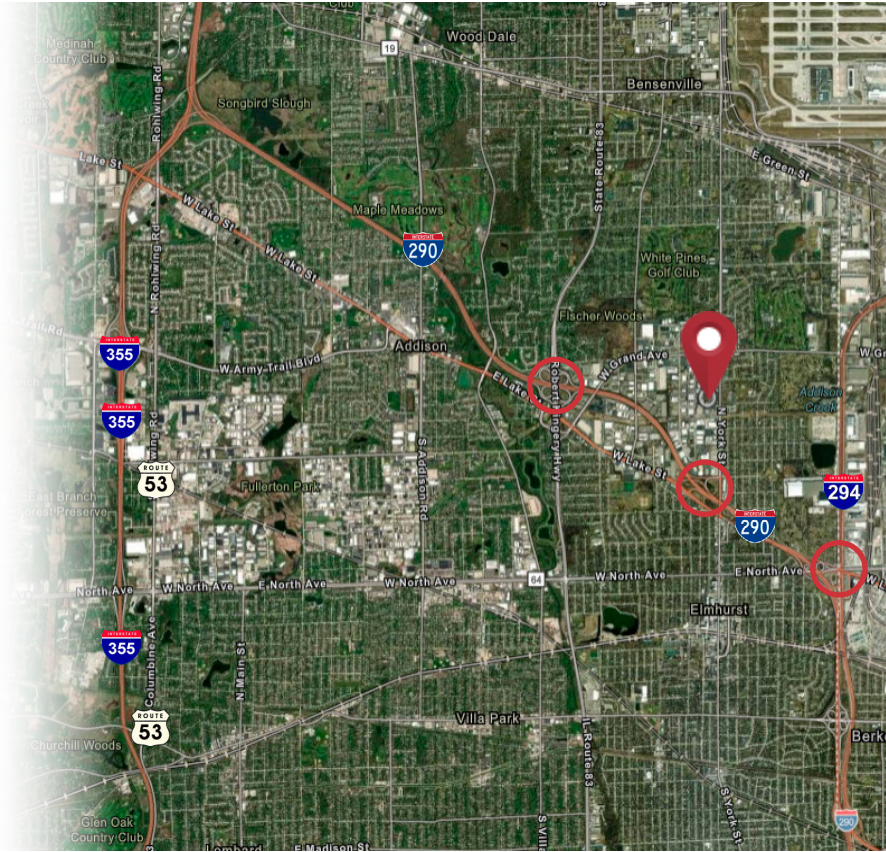
FOR LEASE

864 N Addison Avenue

Elmhurst, Illinois 60126

PROPERTY HIGHLIGHTS

- ±25,884 SF available
- ±31,510 SF building
- ±1,300 SF spec office (Dec 2025 completion)
- 1.50 acres
- 20' clear height
- 3 recessed exterior docks with levelers
- 1 drive-in door (10' x 14')
- ±35 auto parking spaces
- Precast, new construction - corporate image
- Ideal for distribution, manufacturing, food users
- Close proximity to I-290 (<1 mile), Route 83, O'Hare Airport
- Lease Price: Subject To Offer



Contact

Kelly Disser

+1 630 317 0721

kdisser@hiffman.com

Michael J Freitag

+1 630 693 0652

mfreitag@hiffman.com

TJ Feeny

+1 630 693 0680

tfeeny@hiffman.com

PROPERTY SPECIFICATIONS

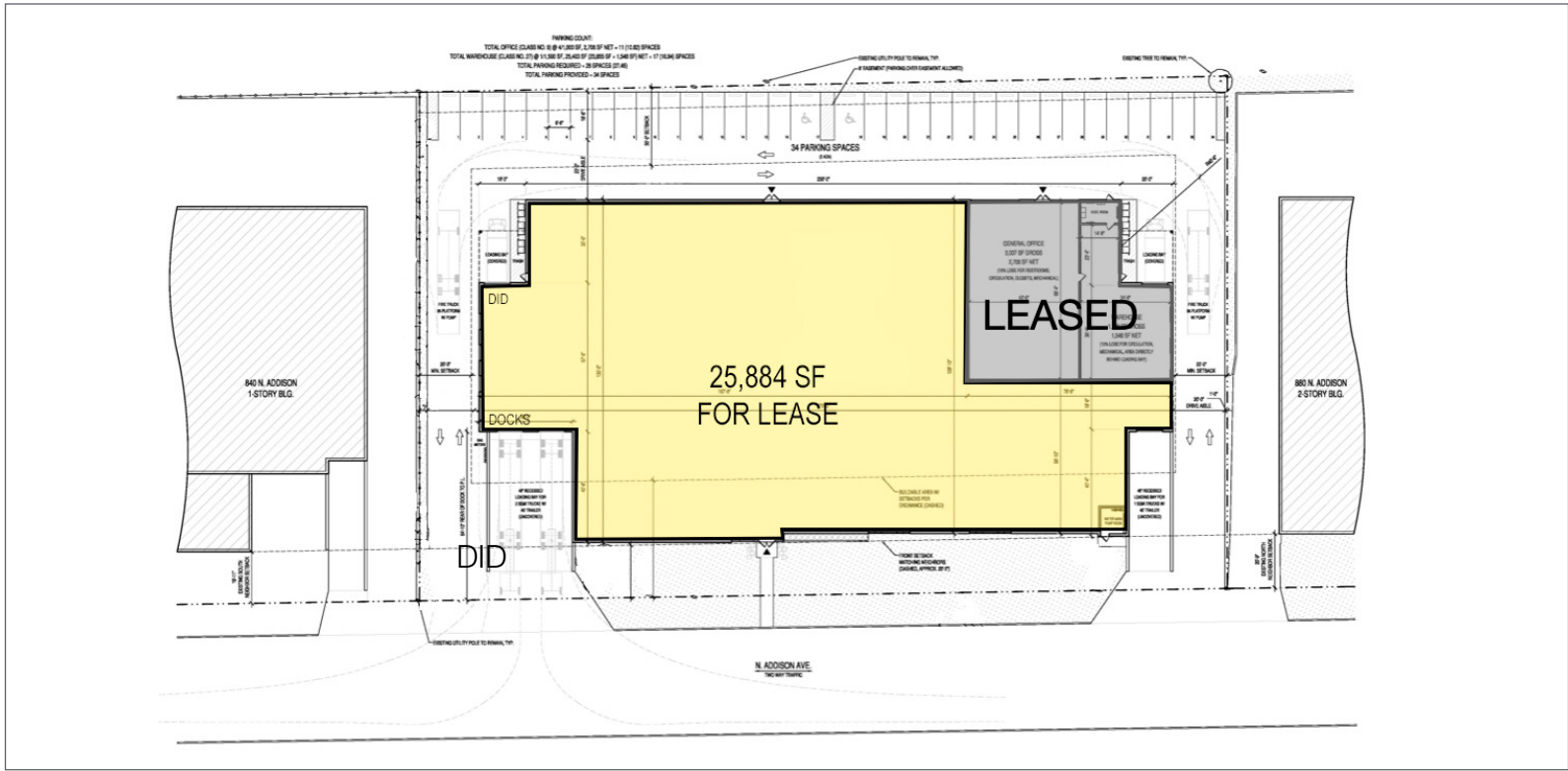
- ±25,884 SF AVAILABLE
- ±31,510 SF BUILDING
- ± 1.50 AC SITE
- ±1,300 SF SPEC OFFICE (DEC 2025 COMPLETION)
- 3 RECESSED EXTERIOR DOCKS W/LEVELERS
- 1 DRIVE-IN DOOR (10' X 14')
- 20' CLEAR HEIGHT
- ±35 AUTO PARKING SPACES
- PRECAST, NEW CONSTRUCTION - CORPORATE IMAGE
- IDEAL FOR DISTRIBUTION, MANUFACTURING, FOOD USERS
- CLOSE PROXIMITY TO I-290 (<1 MILE), ROUTE 83, O'HARE AIRPORT



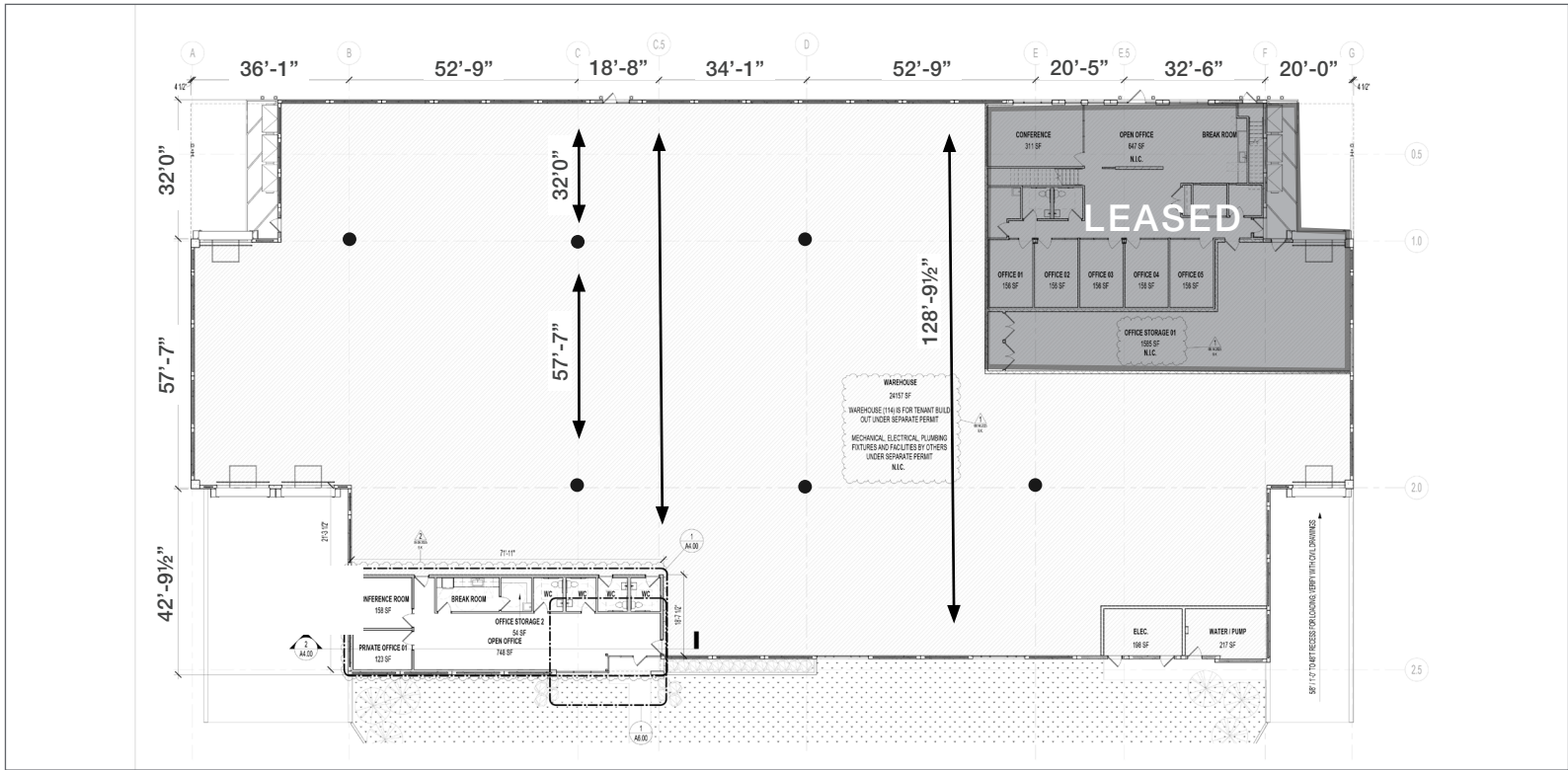
CORPORATE NEIGHBORS

- | | | | | |
|--|--|--|---|--|
| <ul style="list-style-type: none"> SUBJECT PROPERTY 1 ROESCH CHRYSLER DODGE JEEP RAM 2 KING TRANSMISSION CO 3 VISSER HEATING & A/C JOE'S AUTO & TRUCK REPAIR 4 LARRY ROESCH AUTO BODY 5 MOBIL 6 FIFTH THIRD BANK 7 PRO TECH METAL 8 SCOTTY'S DETAIL 9 ADVOCATE AT HOME 10 HILTI STORE TOOLS 11 GEM CAR WASH 12 JX TRUCK CENTER 13 RG CONSTRUCTION 14 INTER OCEAN CABINET 15 TRUCK & TRAILER PARTS STORE 16 LATINI-HOHBERGER DHI-MANTEC | <ul style="list-style-type: none"> 17 REPRO PARTS 18 CALIBER COLLISION 19 3B SAW & TOOL A POSH PRODUCTION 20 ADAMS MAGNETIC PRODUCTS 21 INDUSTRIAL CORK CO 22 ALLIANCE HOSE & RUBBER 23 WENDY'S 24 TINTS UNLIMITED 25 MANGIA NAPOLI 26 DUNKIN 27 THE GROVE OF ELMHURST 28 PASTA TO GO 29 SHELL 30 COMET DIE & ENGRAVING 31 CRAFTWOOD DOORS & WINDOWS 32 ATLAS 33 RMH SYSTEMS | <ul style="list-style-type: none"> 34 WORLD WHOLESALE TRI LITE CHAMBERLAIN FERGUSON HVAC SUPPLY 35 OASIS PLUMBING HEATING & COOLING 36 TAILGATE FOR DOGS 37 CHICAGO METROPOLITAN FIRE PREVENTION COMPANY 38 KCC TRANSPORT SYSTEMS 39 MCDONALD'S 40 EL FAMOUS BURRITO 41 ENTERPRISE TRUCK RENTAL 42 AVIS CAR RENTAL 43 ALL 1 STAFFING 44 MC AUTO 45 KFC 46 PURE ROOFING-ELMHURST 47 ENTERPRISE RENT A CAR 48 CHICAGO MASONRY CONSTRUCTION | <ul style="list-style-type: none"> 49 TARGET SORTATION CENTER 50 YORKY'S FAST FOOD 51 SEMBLEX CORPORATION 52 GEM CAR & PET WASH 53 NORTH STAR LIGHTING 54 GLENROCK COMPANY 55 COIN MECHANISMS 56 SEMBLEX CORPORATION 57 REGAL PACKAGING SERVICES 58 BLAC 59 GOLDMAX CARRIER 60 TRANSSHICAGO TRUCK GROUP 61 CHICAGO COMMUNICATIONS 62 RALPH H SIMPSON 63 NELSON TESTING LABORATORIES 64 ILLINOIS PLUMBING CODE EDUCATION | <ul style="list-style-type: none"> 65 MORFIN CONSTRUCTION 66 CWF RESTORATION 67 MAY-AIRE HEATING & COOLING STEADFAST PRINTING CROSSFIT ELMHURST 68 BRICO INDUSTRIES 69 CORD SPECIALTIES 70 CHICAGO SPECIALTY BAKER 71 FREEMAN MFG & SUPPLY 72 WILKINS HYUNDAI 73 WILKINS MAZDA 74 DM MERCHANDISING 75 J&H FULFILLMENT 76 MARIANO'S MARISON |
|--|--|--|---|--|

OVERALL BUILDING PLAN



SPACE PLAN

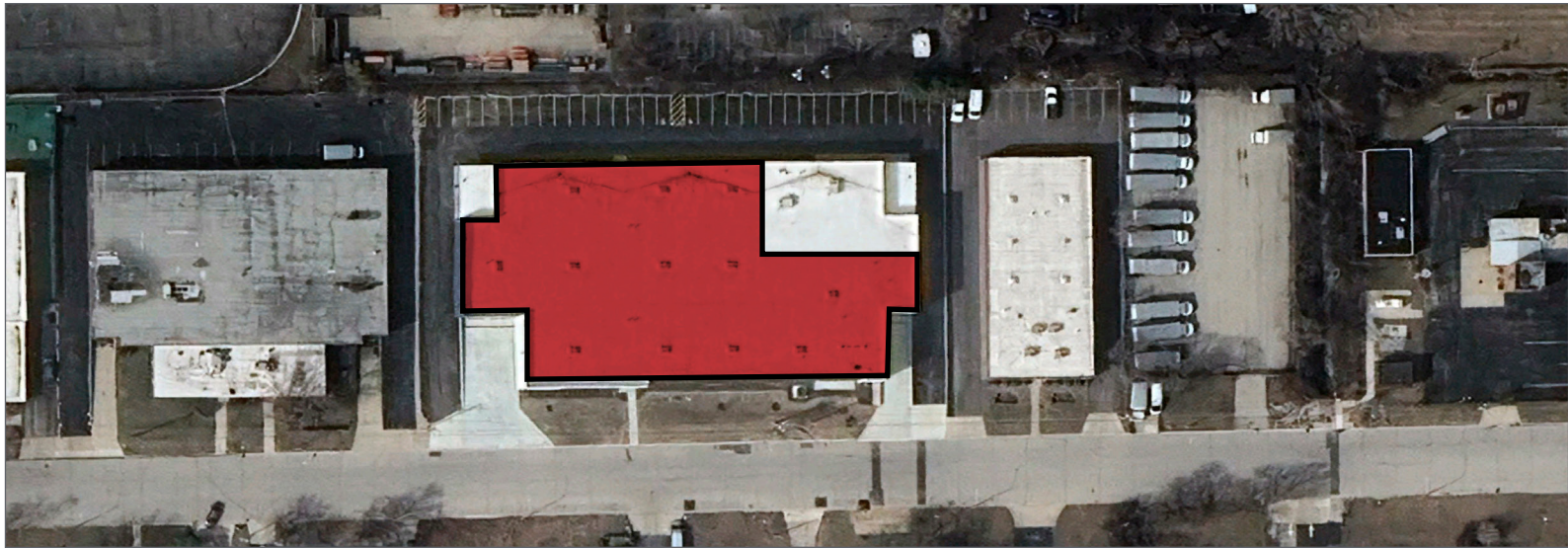


BUILDING PHOTOS

(floors have been poured)

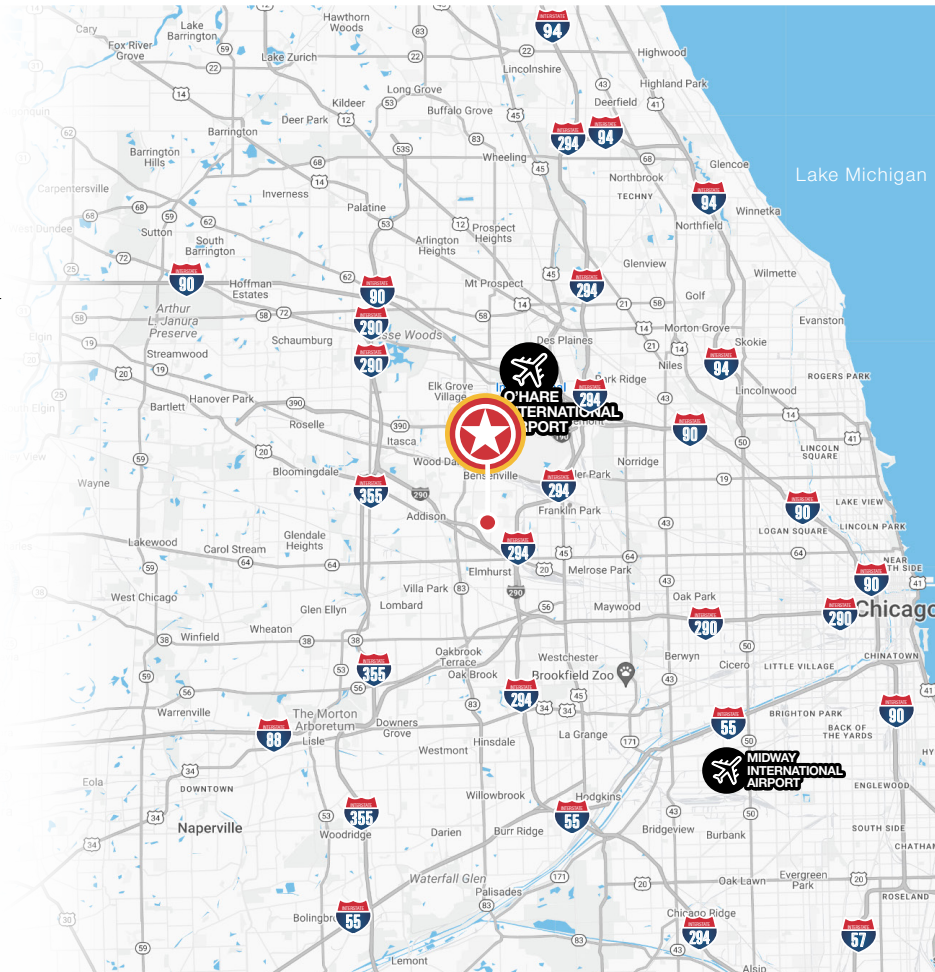
(spec office is under construction-anticipated completion Dec 2025)





864 N ADDISON AVENUE offers exceptional access to the region's vast transportation infrastructure, abundant skilled labor and proximity to an array of retail amenities including restaurants, lodging, gas stations, shopping centers, sports / entertainment venues, and attractions.

NOTABLE DISTANCES	Drive Miles (One-Way)	Drive Minutes (One-Way)
I-290 Expressway	0.9	5
Lake Street (Route 20)	1.1	6
Route 83	2.6	7
I-294 Expressway	2.3	8
I-355 Expressway	3.1	10
O'Hare Airport (via I-90 E)	9.7	16
Chicago Business District	20.2	44



DEMOGRAPHICS (BASED ON A 5-MILE RADIUS)



263,271

TOTAL POPULATION



\$104,020

AVG. HOUSEHOLD INCOME



28.0%

BACHELOR'S DEGREE+



154,063

LABOR FORCE

Contact

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