

±55,000 SF AVAILABLE FOR SUBLEASE

537 Discovery Drive, West Chicago, IL



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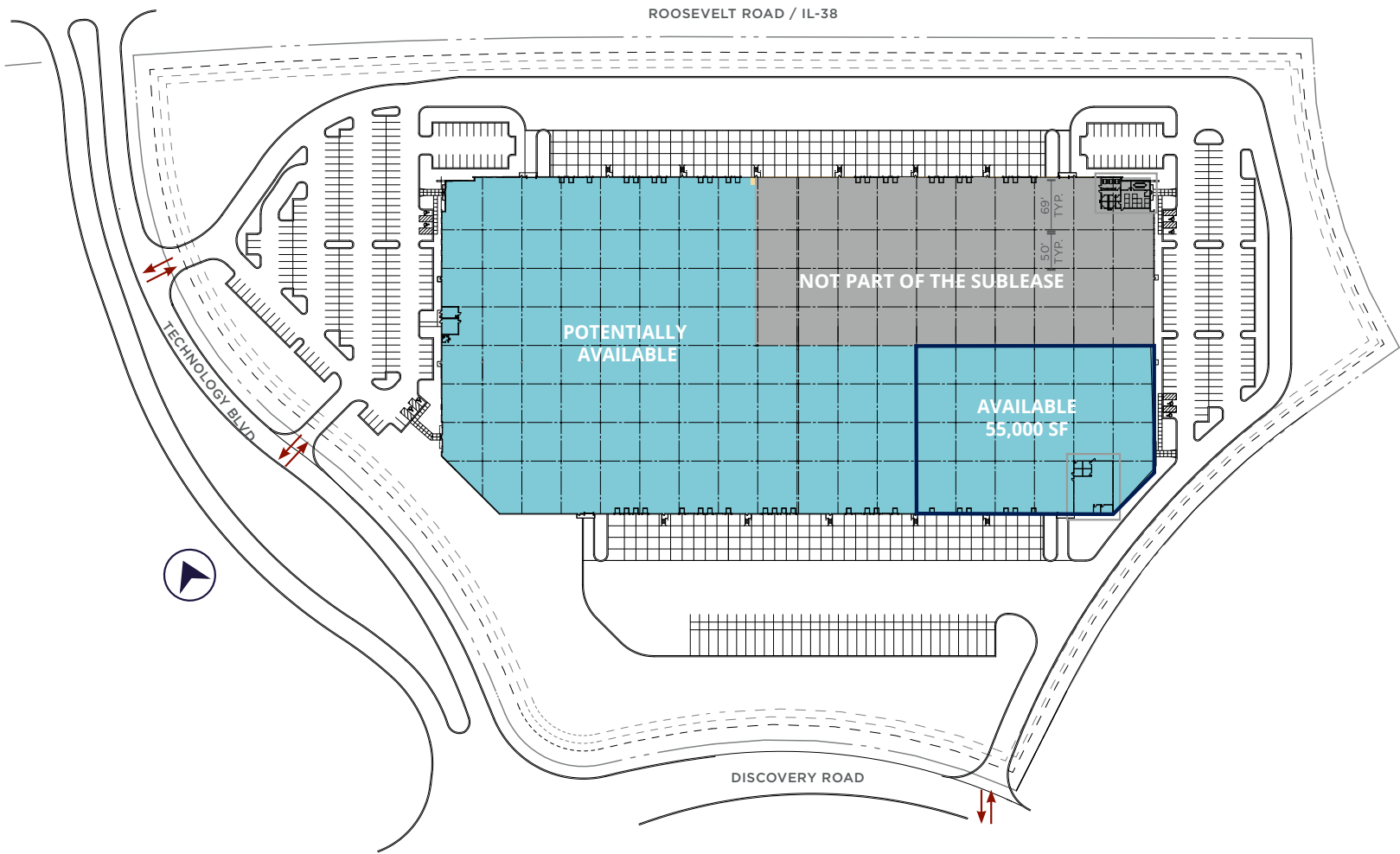
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Colliers International
6250 N. River Rd. | Suite 11-100
Rosemont, IL 60018
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About This Property

- Building Size: 400,088 SF (potential for whole building to be available)
- Available Size: ±55,000 SF (Up to 287,051 SF)
- Site Size: 26.4 Acres
- Office Size: 3,000 SF
- Year Built: 2022
- Clear Height: 36' clear
- Loading: 9 exterior docks, 1 drive-in door (for 55,000 SF Unit)
- Heavy Car Parking
- Bay Size: 50' x 51'
- Lighting: LED Throughout
- Sprinkler System: ESFR
- Potential Trailer Parking
- Lease Rate: \$8.95/SF Gross
- Available Immediately
- Quick access to Roosevelt Rd./I-38
- Close proximity to major expressways

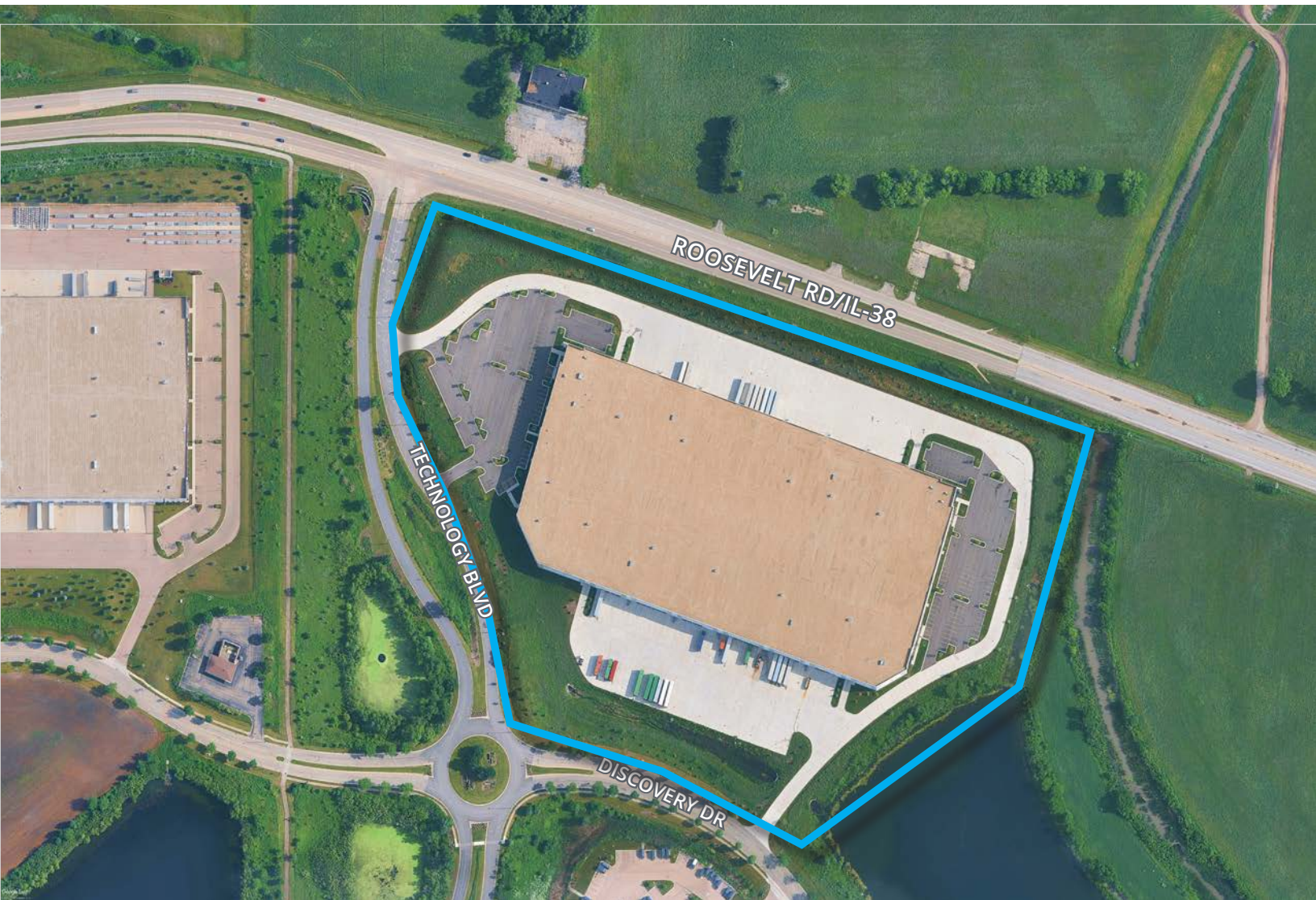
SITE PLAN



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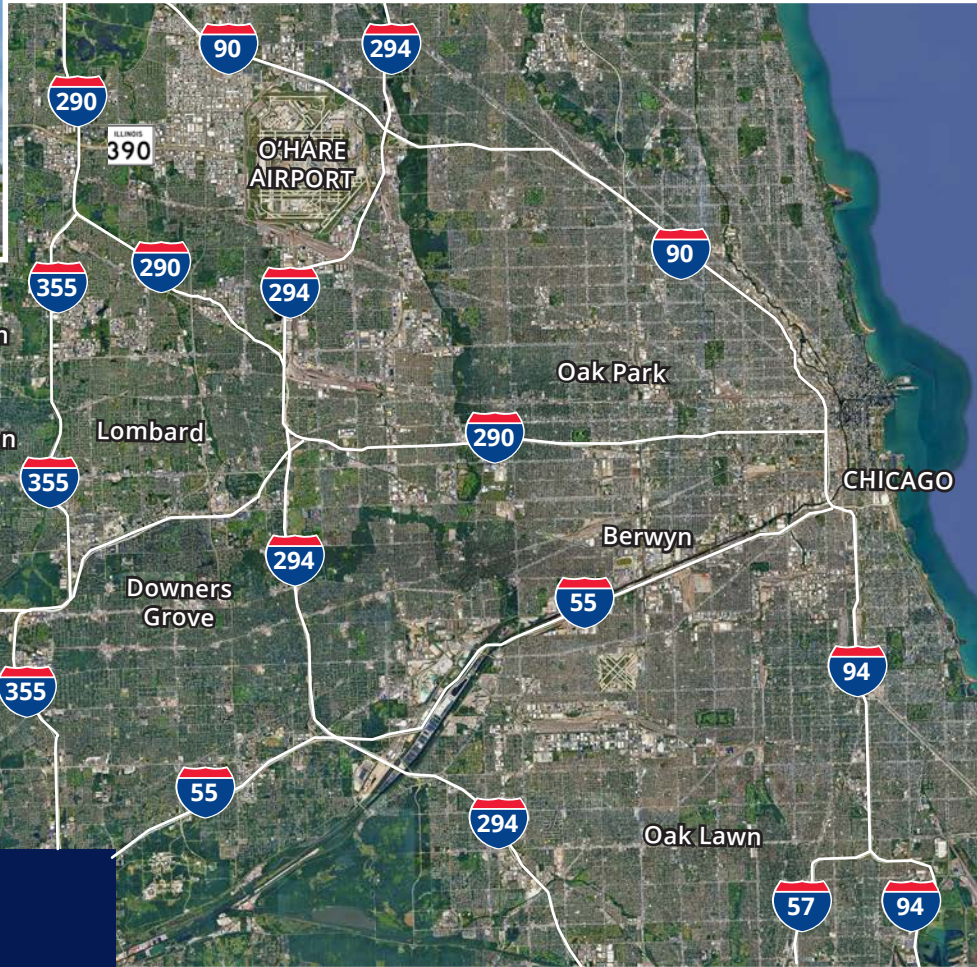
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AVAILABLE FOR SUBLEASE | 537 DISCOVERY DRIVE, WEST CHICAGO, IL



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DISTANCE FROM SITE

I-88 at IL-59 INTERCHANGE	7 miles
I-88 at KIRK RD. INTERCHANGE	9 miles
I-355 at IL-38 INTERCHANGE	11 miles
O'HARE INTERNATIONAL AIRPORT	27 miles
DOWNTOWN CHICAGO	37 miles



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