

Industrial Property For Sub-Lease

FREE-STANDING 17,240 SF!

1180 Atlantic Drive, West Chicago, IL 60185



SIZE:

17,240 SF on 1 Acre Site

ADDRESS:

1180 Atlantic Dr West Chicago, IL 60185

ZONING:

Industrial

SUMMARY:

Free-Standing 17,240 sf Manufacturing - Warehousing & Distribution - Available For Sub-Lease through August, 2029 - longer term available!

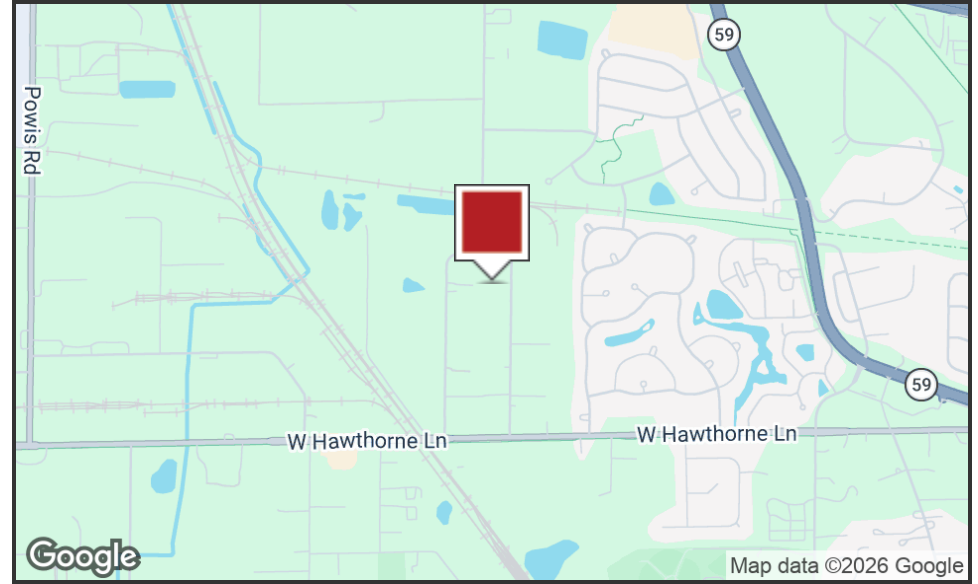
**MORKEN
& ASSOCIATES**

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3820 Ridge Pointe Drive, Geneva, IL 60134
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All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Executive Summary



OFFERING SUMMARY

Lease Rate:	Subject to Offer
Building Size:	17,240 SF
CAM:	\$2.37 psf
Lot Size:	43,750 SF
Year Built:	1990
Renovated:	2019
Zoning:	Industrial

PROPERTY OVERVIEW

Free-Standing 17,240 sf Manufacturing - Warehousing & Distribution

PROPERTY HIGHLIGHTS

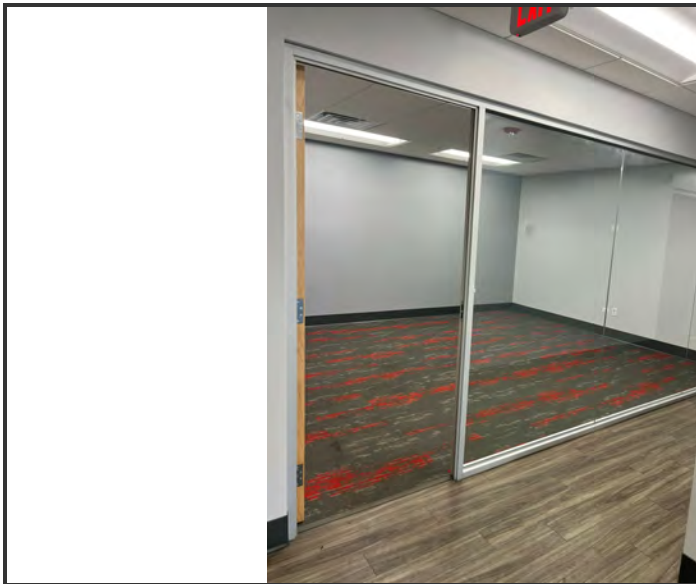
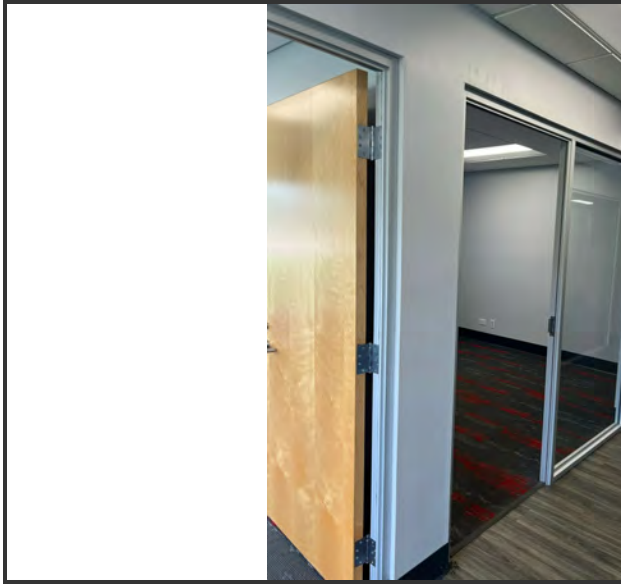
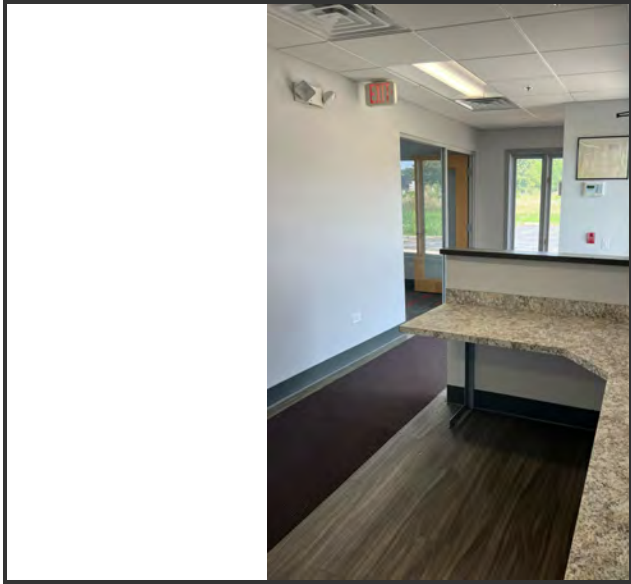
- Free-Standing Building on 1 Acre Site
- Ample Parking
- Excellent Power Distribution (1200 Amps @ 120/208 Volt) with Air-Lines)
- LED Lighting
- Interior Loading Dock & (2) Drive-in-Doors
- New Offices; 6 Private Offices, Conference Room, Lunchroom, 2 Office Washrooms
- Available June1, 2026 or by agreement

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Office Photos

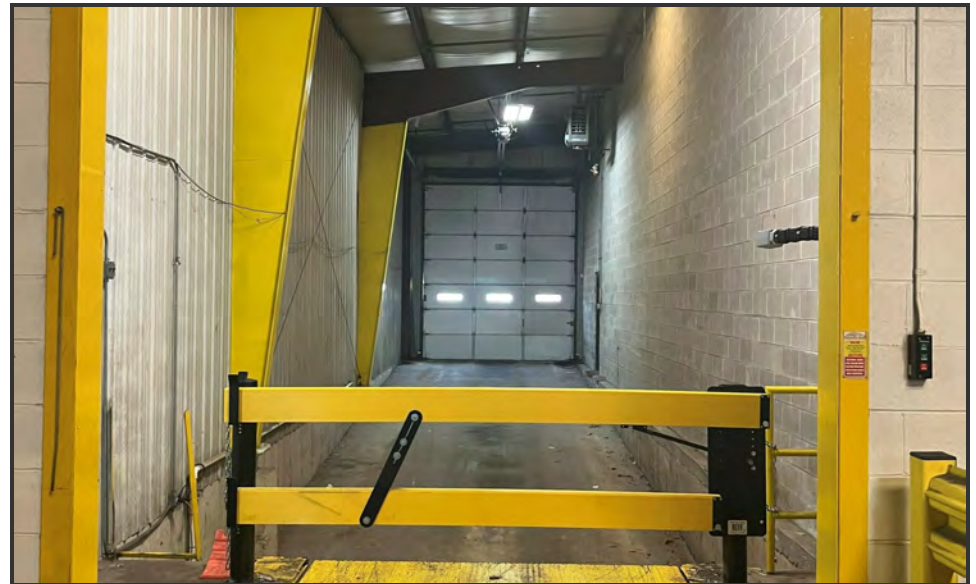


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Warehouse Photos



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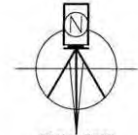
Plat Of Survey

PLAT OF SURVEY D.F.L.S.

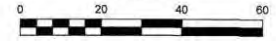
DALE FLOYD LAND SURVEYING L.L.C.
2600 KESLINGER ROAD SUITE A
GENEVA, ILLINOIS 60134
PHONE: 630-232-7705 FAX: 630-232-7725
E-MAIL: DFLS@SBCGLOBAL.NET

LOT 2 IN SHANAHAN'S RESUBDIVISION, BEING A RESUBDIVISION OF LOT 18 IN WEST CHICAGO INDUSTRIAL CENTER UNIT SEVEN-A, BEING A RESUBDIVISION IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SHANAHAN'S RESUBDIVISION RECORDED JANUARY 29, 1990 AS DOCUMENT R90-012642, IN DUPAGE COUNTY, ILLINOIS

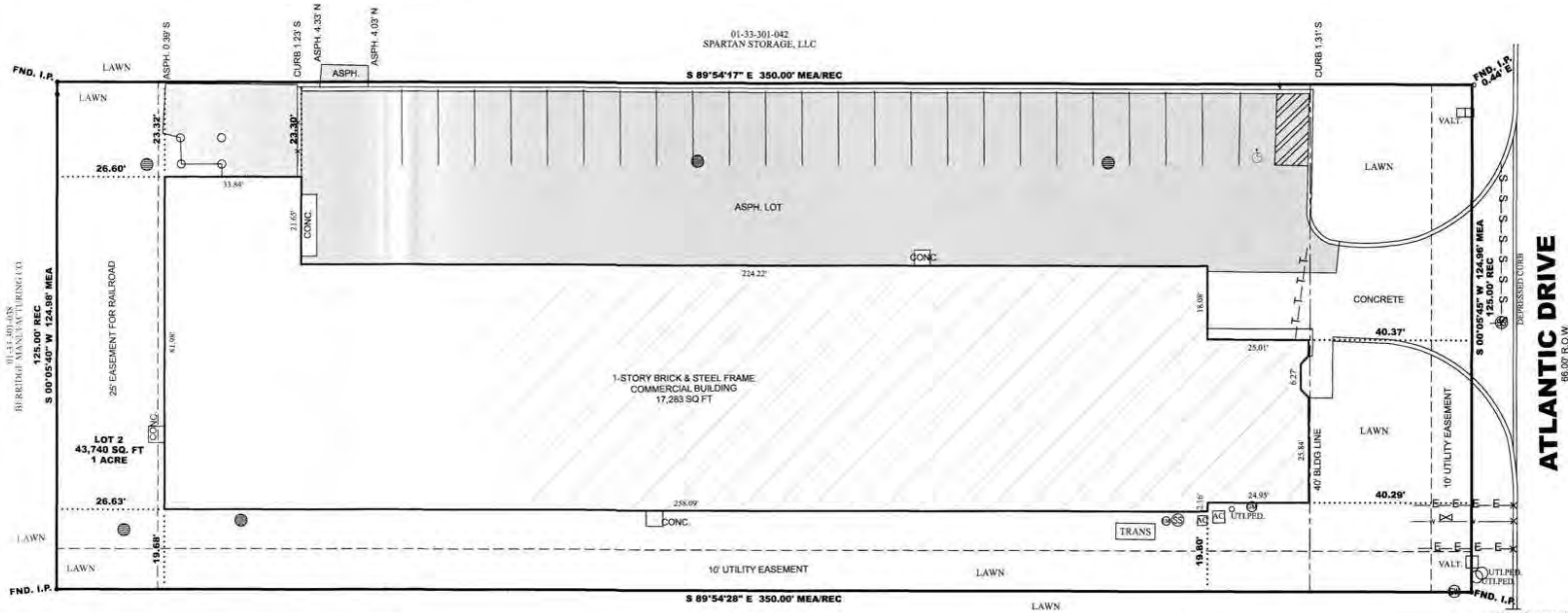
COMMONLY KNOWN AS: 1180 ATLANTIC DRIVE, WEST CHICAGO, ILLINOIS



SCALE: 1"=20'



AREA MAP



LEGEND

	B-BOX		PHONE MARKING
	GAS METER		SAN SEWER MARKING
	ELECTRIC METER		ELECTRIC MARKING
	SANITARY SEWER MANHOLE		
	SANITARY SEWER MANHOLE		
	STORM SEWER MANHOLE		
	CATCH BASIN		

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 22011681GV
DATED: NOVEMBER 10, 2022

TABLE A ITEMS
ITEM 1) MONUMENTS HAVE BEEN STAKED OR FOUND AS NOTED ON PLAT
ITEM 2) ADDRESS IS NOTED ON PLAT

STATE OF ILLINOIS
COUNTY OF KANE
I, **STEVE MORKEN**, S.S.
CERTIFY TO:
CHICAGO TITLE INSURANCE CO.
RANDALL TERRACE HEALTH CENTER, LLC
THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY
ON WHICH IT IS BASED WERE MADE IN ACCORDANCE
WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS
FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY



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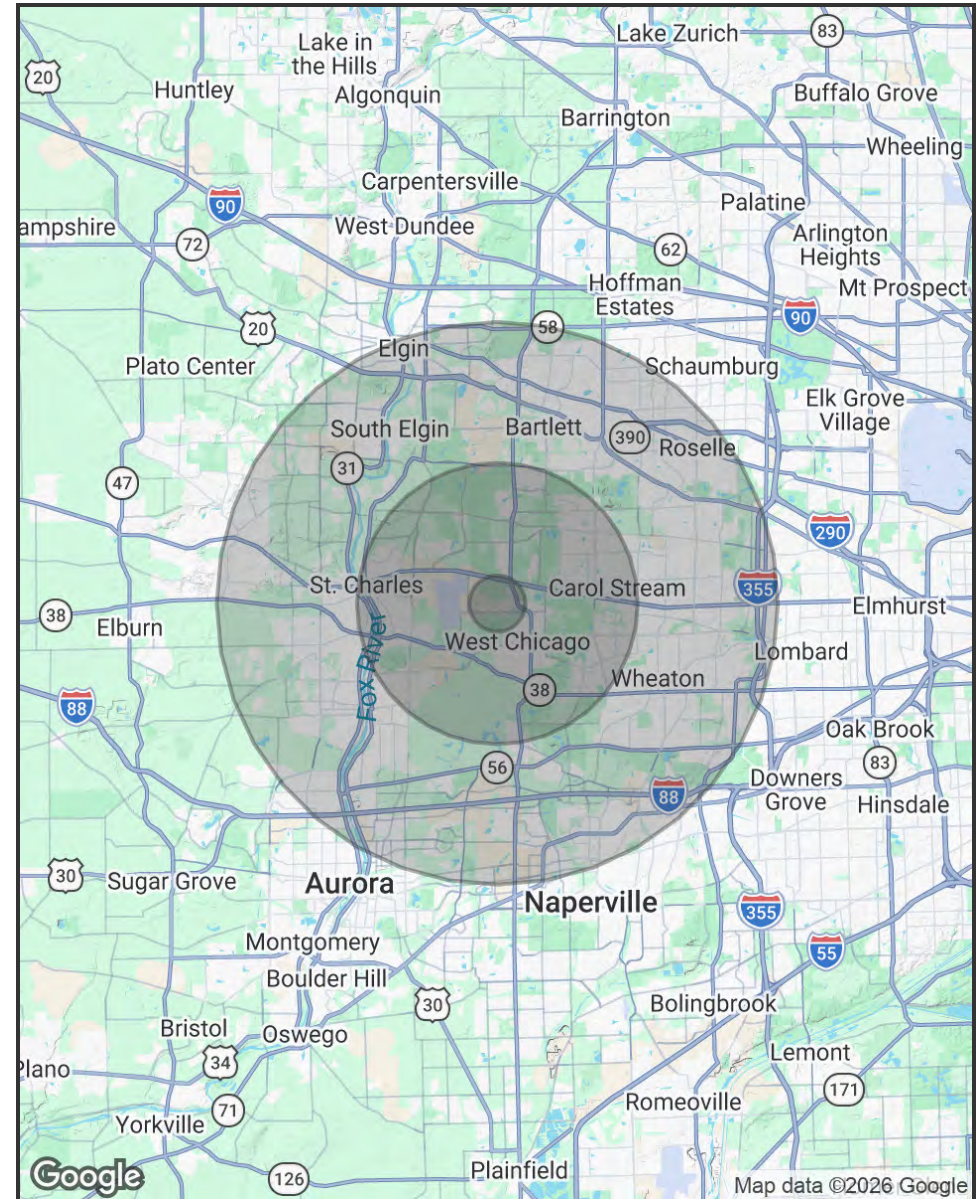
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,170	135,204	743,230
Average Age	38.7	41.2	39.2
Average Age (Male)	37.9	39.8	38.3
Average Age (Female)	40.9	42.2	39.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,314	47,820	273,963
# of Persons per HH	2.4	2.8	2.7
Average HH Income	\$75,435	\$117,555	\$112,981
Average House Value	\$146,571	\$294,963	\$292,230

2020 American Community Survey (ACS)



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