

AVAILABLE FOR LEASE

833 Industrial Dr.
West Chicago, IL 60185

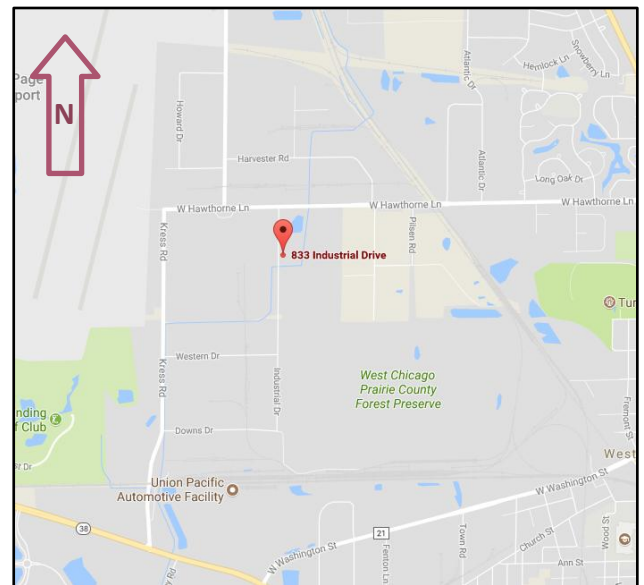


5,000 SF

INDUSTRIAL
SPACE

13.00 PSF

- Available NOW! 5,000 SF industrial unit with private offices and waiting area.
- **Can be used as an Auto Body Shop (grandfathered-in by West Chicago)**
- 400 AMP 3 – Phase Electric
- Dedicated Drive in Door and Truck Level Dock
- New LED lights throughout unit
- Great location between North Ave. & Roosevelt Rd. | Just west of Rt. 59



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:

Kimberly Hess
Office: 630.932.5757
khess@key-investment.com

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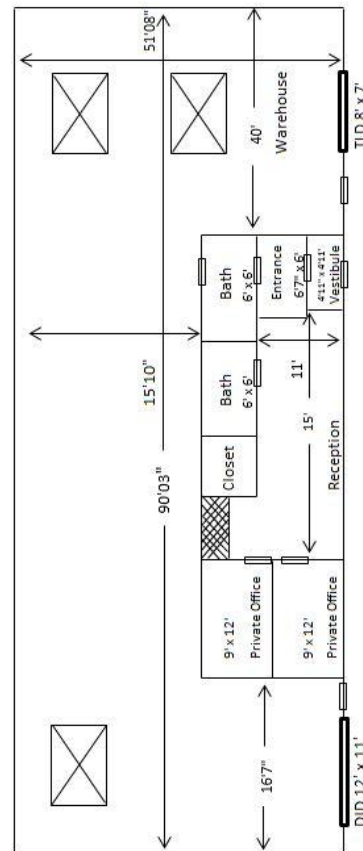
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PROPERTY SPECIFICATIONS	
Building Size:	18,000 SF
Available Space:	536 SF Office 4,464 SF Warehouse
Year Built:	1973
Zoning:	M - Manufacturing
Parking:	Open Lot
DID:	1 - 12' x 11'
Dock:	1 - with 8' x 7' OHD
Ceiling Height:	18' Warehouse/8' Office
Power:	440 AMP - 3 Phase
Washrooms:	2
Sprinklered:	No
Utilities:	Gas, Electric, & Water/Sewer
Real Estate Tax Stop:	\$3.26
CAM:	Included
Possession:	Immediately
Lease Term:	Minimum 2 years
Lease Rate:	\$13.00 PSF



All dimensions are approximate. Drawing not to scale.

4/9/2026

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