



OWNER-USER INDUSTRIAL WAREHOUSE AND OFFICE SPACE

2026 RENOVATED • 8,000 SF • FOR LEASE

324 S LA LONDE AVENUE, ADDISON, IL | OFFERING MEMORANDUM

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PROPERTY OVERVIEW

This newly renovated industrial warehouse in Addison offers a highly functional blend of warehouse and office space in one of DuPage County's established industrial corridors. The property totals approximately 8,000 SF and features two office areas, four restrooms, and a flexible layout suitable for manufacturing, distribution, service, or contractor users.

Originally constructed in 1979 and extensively renovated in 2026, the masonry building features 14' clear height, two drive-in doors measuring 10'x12' and 10'x10', and one shared interior truck dock, providing versatile loading capabilities. The property is fully sprinklered and powered by robust 1,400-amp, 480-volt, three-phase electrical service, supporting a wide range of industrial operations.

Recent upgrades include a new TPO roof, new high-efficiency LED lighting, renovated bathrooms, fresh interior and exterior paint, new epoxy flooring, and newly improved office space, creating a modernized, move-in-ready environment. The site also includes six dedicated parking spaces. Zoned M-2, the property is well-positioned for a variety of industrial users seeking upgraded functionality in a prime infill location.

Property Address	324 S La Londe Avenue
City, State	Addison, IL 60101
Property Type	Industrial Warehouse
Lease Rate	Subject To Offer
Restrooms	4 Restrooms
Parking	6 Spaces
Year Built	1979 (Renovated 2026)
Zoning	M2
Power	1400 Amps @ 480V 3 Phase
HVAC	Overhead Heater
Sprinkler System	Fully Sprinklered
Construction Type	Masonry
Roof Type / Age	New TPO Roof / 2026
Clear Height	14'
Drive In Doors	2 DIDs (10' x 12') (10'x10') 1 Shared Interior Dock



Interstate 355
~2 Miles West



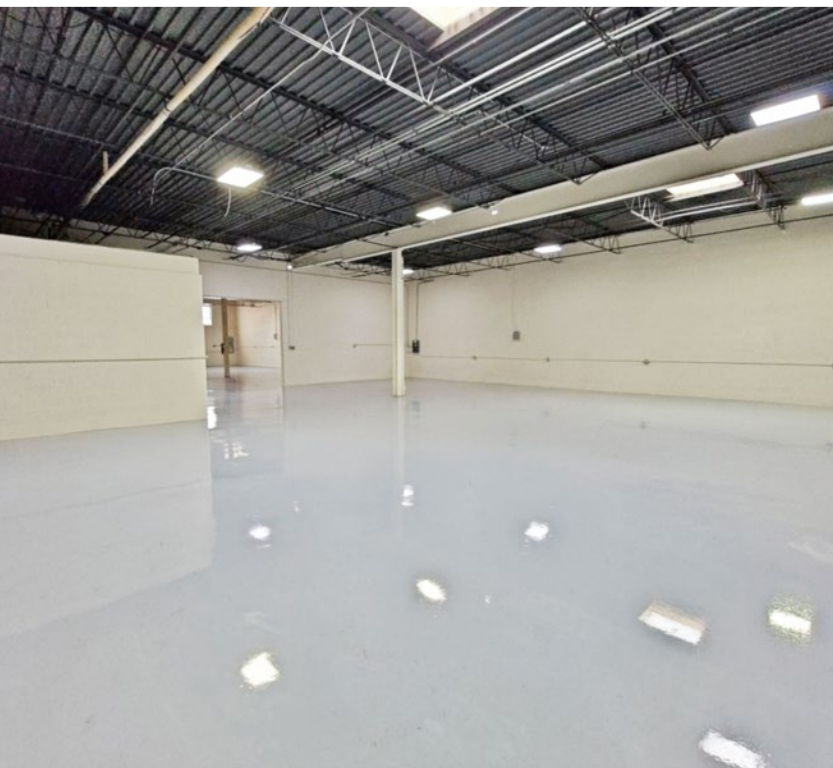
Interstate 355
~3 Miles South



Route 83
~1 Mile East

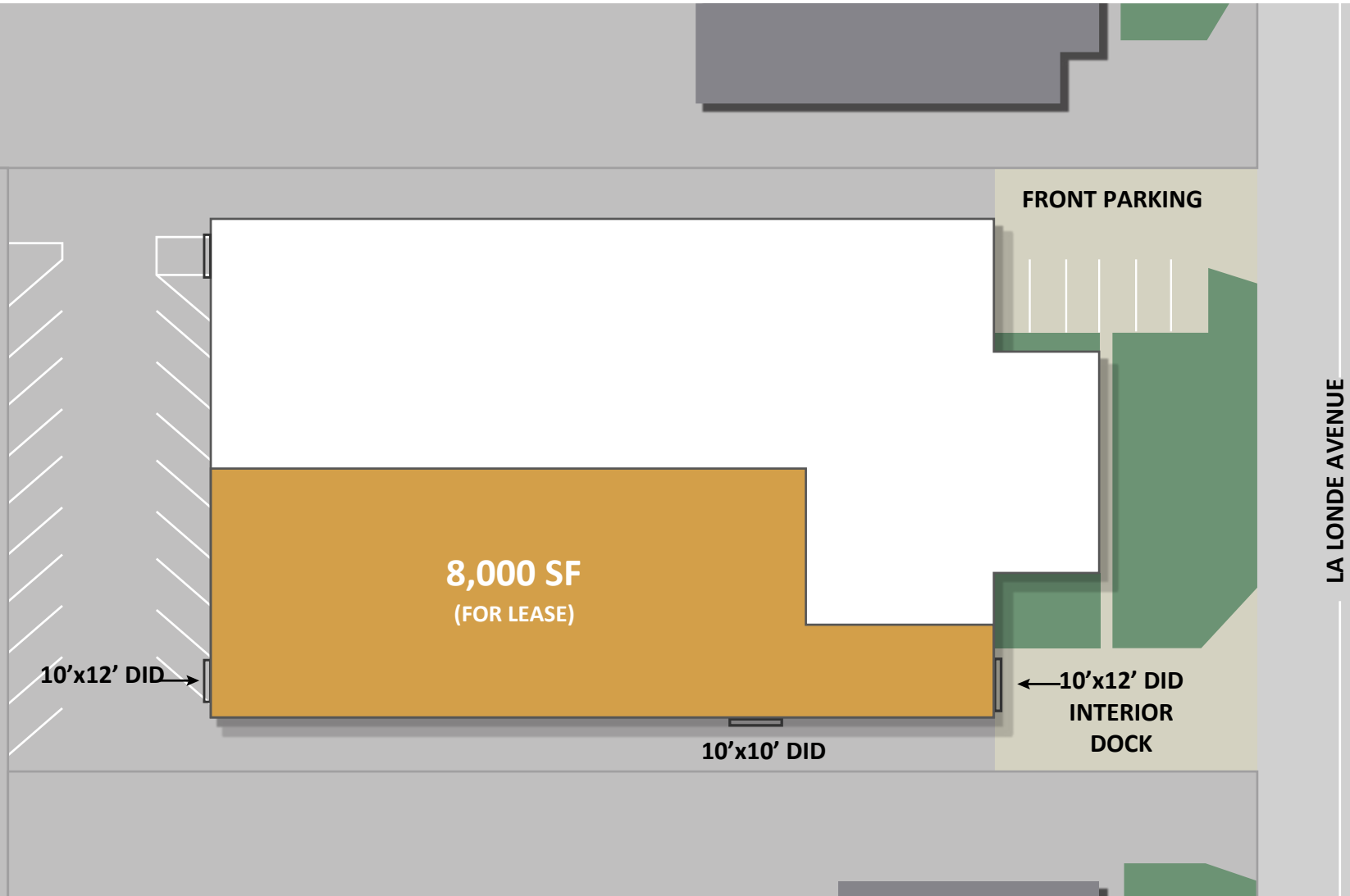


O'Hare Int'l Airport
~10 Miles East





SITE PLAN





INTERIOR DOCK



10' x 12' DID

LOCATION OVERVIEW



ADDISON, ILLINOIS

Addison is one of the more established infill industrial submarkets in the Chicagoland region, particularly within DuPage County. The area is heavily tied to warehouse, distribution, and light manufacturing uses, with 500+ industrial properties concentrated in business parks and along key corridors. The broader Central DuPage submarket has consistently seen low vacancy rates, reflecting demand for small- to mid-bay warehouse space and distribution facilities.

The village sits near I-290, I-355, and Route 53, offering direct access to the greater Chicago metro and the regional Midwest. It is home to a mix of logistics providers, manufacturers, and corporate users, including third-party logistics firms and national tenants occupying single-tenant industrial facilities. Additionally, Addison has emphasized business-friendly policies, industrial zoning, and infrastructure that supports truck traffic and freight movement. Recent developments or activity include acquisitions of multi-tenant industrial parks and repositioning of older assets into modern spaces.

DEMOGRAPHICS



DEMOGRAPHIC SNAPSHOT

	2 miles	5 miles
2025 Population	41,233	275,257
2025 Households	14,157	99,496
Avg Household Size	2.80	2.70
Median Home Value	\$316,820	\$356,318
Avg Household Income	\$106,245	\$125,749
Median Age	39.90	40.30



Education

Some High School, No Diploma	4,792	19,022
High School Graduate	9,485	46,870
Some College, No Degree	7,523	50,185
Associate Degree	2,182	13,197
Bachelor's Degree	4,757	48,455
Advanced Degree	2,180	27,349



Employment

Civilian Employed	22,721	146,985
Civilian Unemployed	1,221	6,703
Civilian Non-Labor Force	9,490	69,201
U.S. Armed Forces	55	137



2-MILE POPULATION:
41,233



MEDIAN AGE
40.30



AVERAGE HOUSEHOLD INCOME
\$106,245 (2-mile)



FORTINO

REAL ESTATE GROUP

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