

1726-1850 BLACKHAWK DRIVE

West Chicago, Illinois



249,470 SF (DIVISIBLE) AVAILABLE FOR LEASE

Vacant With Market-Ready Prep Underway



PROPERTY FEATURES

Building Size:	249,470 SF
Space Available:	249,470 SF
Office Area:	4% Office Space
Clear Height:	24'
Interior Docks:	32
Building Depth:	212'
Sprinkler:	ESFR (.24 GPM/3,420 SF)
Car Parking:	226
Power:	2,000 Amps, 277/480 Volts
Year Built:	1987
Column Spacing:	35' x 42'
2023 Taxes:	\$195,937.50, or \$0.79 Per Square Foot
Rail:	Potential (Union Pacific)



VACANT WITH MARKET-READY PREP UNDERWAY



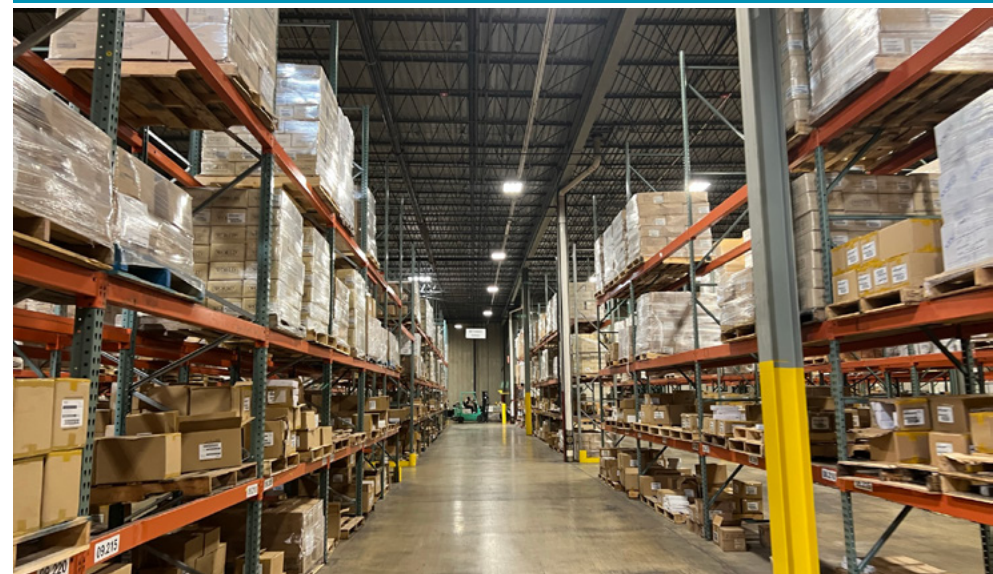
DIVISIBLE TO ACCOMMODATE THE MARKET NEEDS



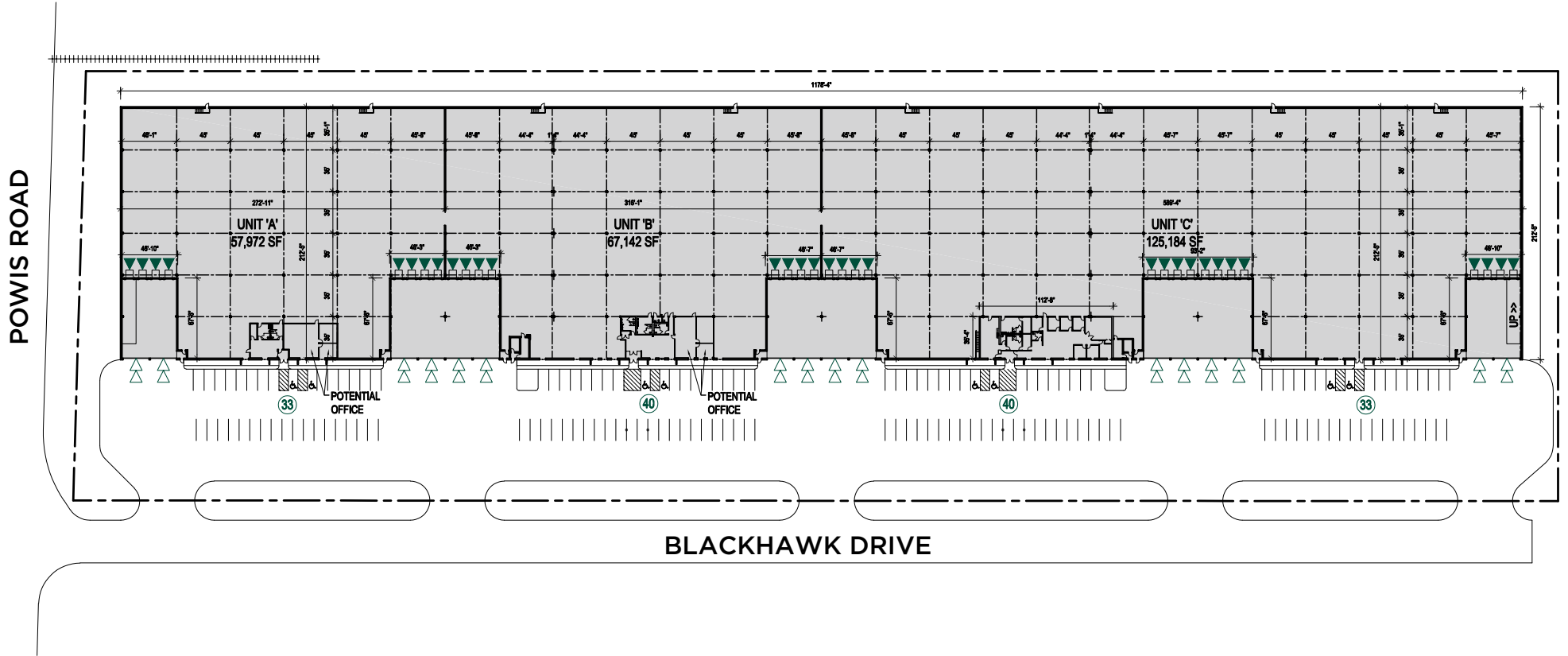
BUILDING IS POTENTIALLY RAIL SERVED



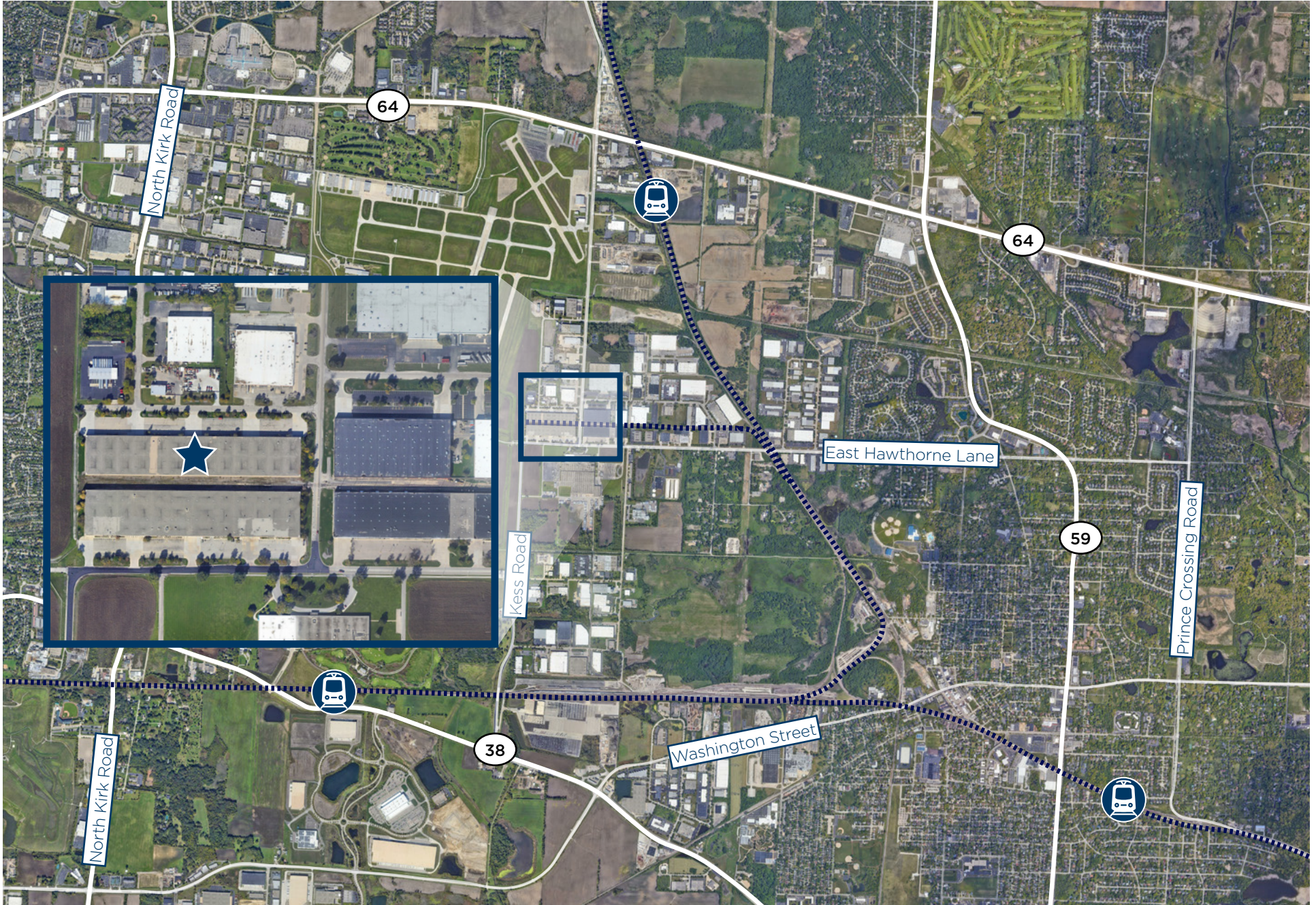
LOW DUPAGE COUNTY TAXES



SITE PLAN



AERIAL MAP





CONTACT

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