

FOR LEASE

Owned and Operated by



# 1801 WEST HAWTHORNE LANE

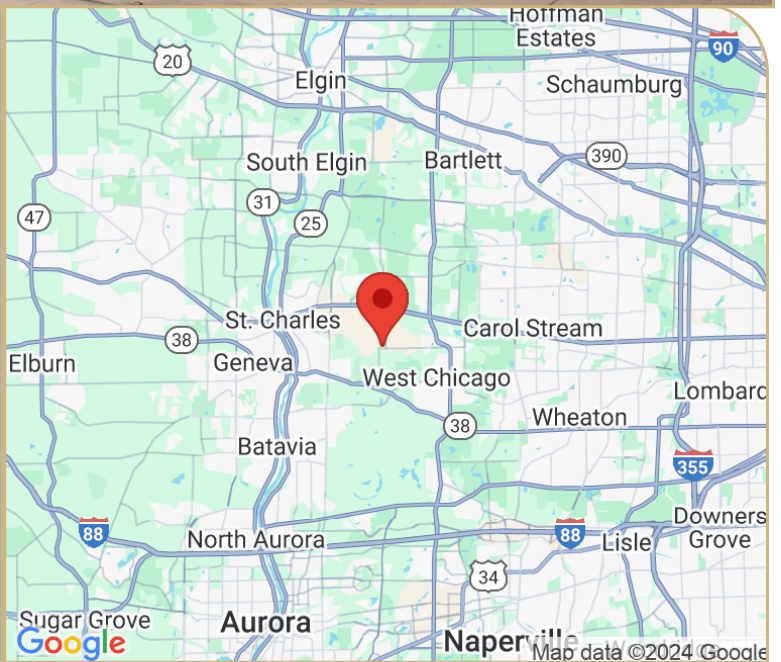
West Chicago, Illinois

## ±145,663 SF FOR LEASE



### FOR LEASE

<b>Space</b>	±145,663 SF
<b>Office</b>	±4,725 SF
<b>Availability</b>	April 1, 2025
<b>Clear Height</b>	24'
<b>Loading</b>	15 Docks; 1 Drive-In Door
<b>Parking</b>	40 Cars (Expandable) & 32 Trailers



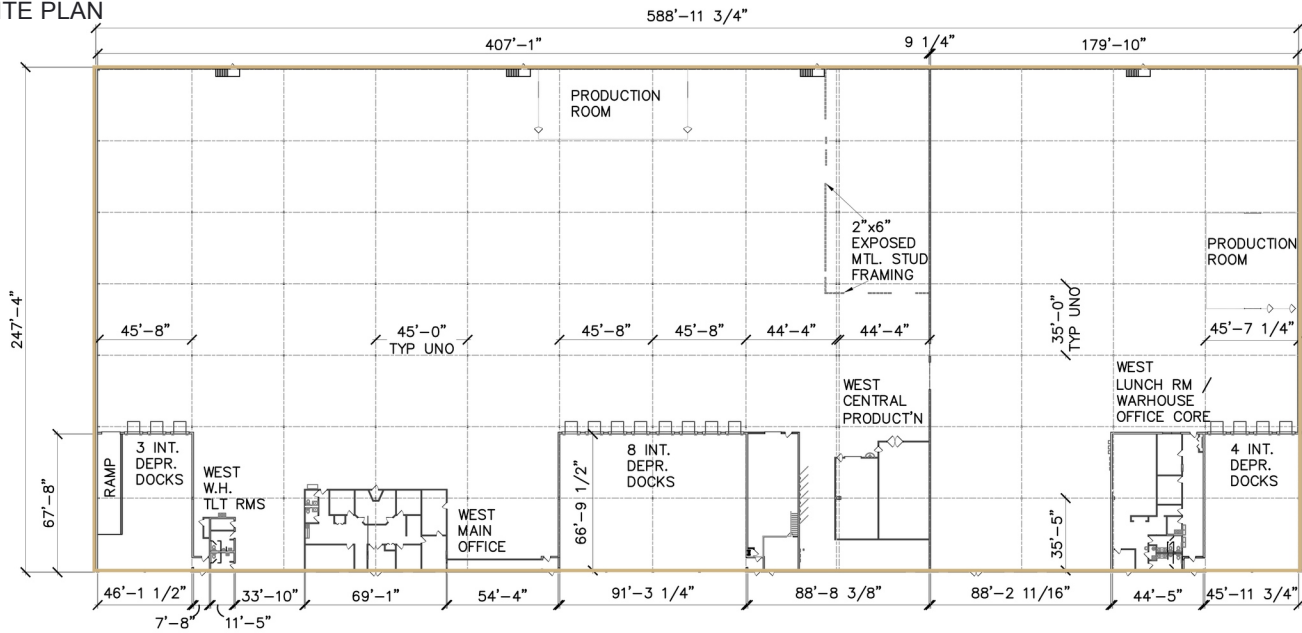
#### LEASING INFO & CONTACT

**Michael Magliano**

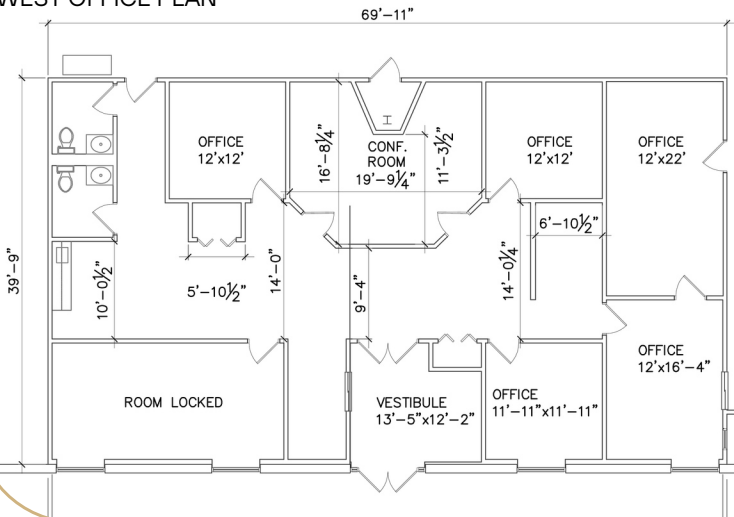
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**SITE PLAN**



**WEST OFFICE PLAN**



**AVAILABLE SPACE HIGHLIGHTS**

- Food Grade Facility (SQF Level 3)
- 40,000 SF Temperature Controlled
- Column Spacing 35' x 45'
- Fully Sprinklered
- Zoned Industrial
- Pre-Cast Concrete Construction
- LED Lighting
- Floor Drains

**ESTIMATED OPEX**

CAM:	\$0.39 PSF
RET:	\$1.21 PSF
INS:	\$0.11 PSF
UTIL:	\$0.07 PSF
MGMT Fee:	3% Gross Receipts