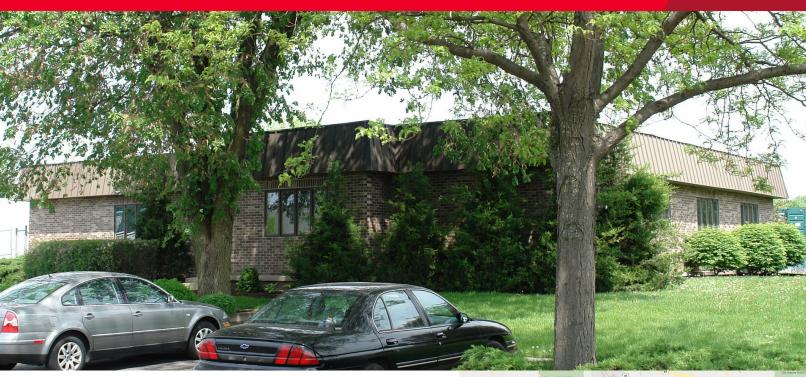


#### FOR SALE OR LEASE

# 1625 Western Drive

West Chicago, Illinois



12,107 SF Available For Lease Lease Rate: Subject to Offer Sale Price: Subject to Offer

## **Property Highlights**

**Size:** 12,107 SF

Office Area:  $\pm 4,000 \text{ SF}$ 

Land Size: 6.34 Acres

Clear Height: 16-18' (Typical)

Fire Suppression: Wet System

**Loading:** 5 Drive-In-Doors (2 Drive Thru Bays)

**Real Estate Taxes:** \$58,769 (2018 Payable 2019)

**Comments:** • Rare Free Standing Facility

- Fully Fenced on 6.33 Acres
- Ideal for Truck Repair, Storage and Other Outside Storage uses
- Triple Catch Basins and Airlines through out the facility
- Located in the Heart of the Fox Valley



For more information, please contact:

#### Michael Magliano

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9500 W. Bryn Mawr, Suite 600 Rosemont, Illinois 60018 main 847.518.9100 fax 847.518.9116 cushmanwakefield.com

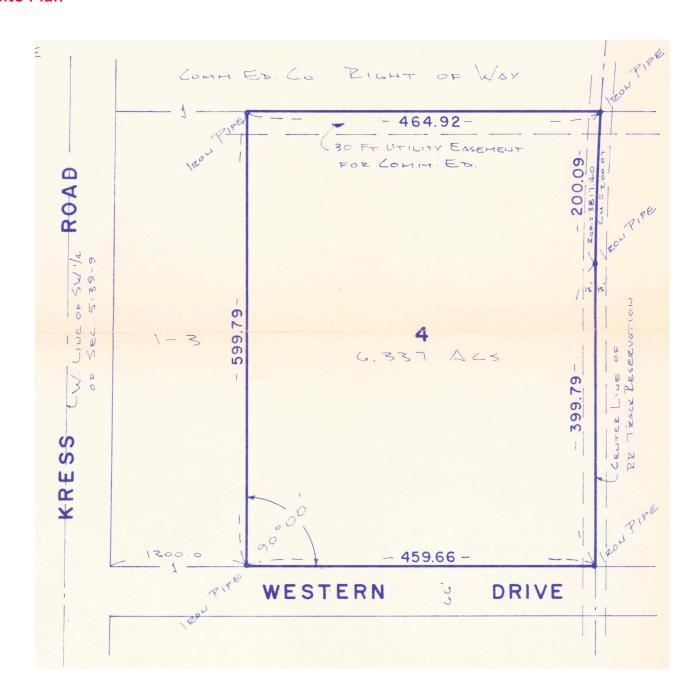
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### Site Plan



Michael Magliano

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### **Aerial**



#### **Michael Magliano**

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