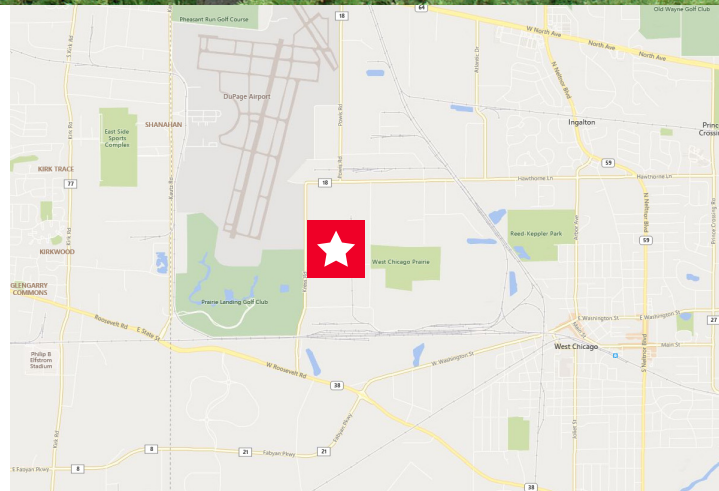




12,107 SF Available For Lease
Lease Rate: Subject to Offer
Sale Price: Subject to Offer

Property Highlights

Size:	12,107 SF
Office Area:	± 4,000 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:	<ul style="list-style-type: none">• 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:**

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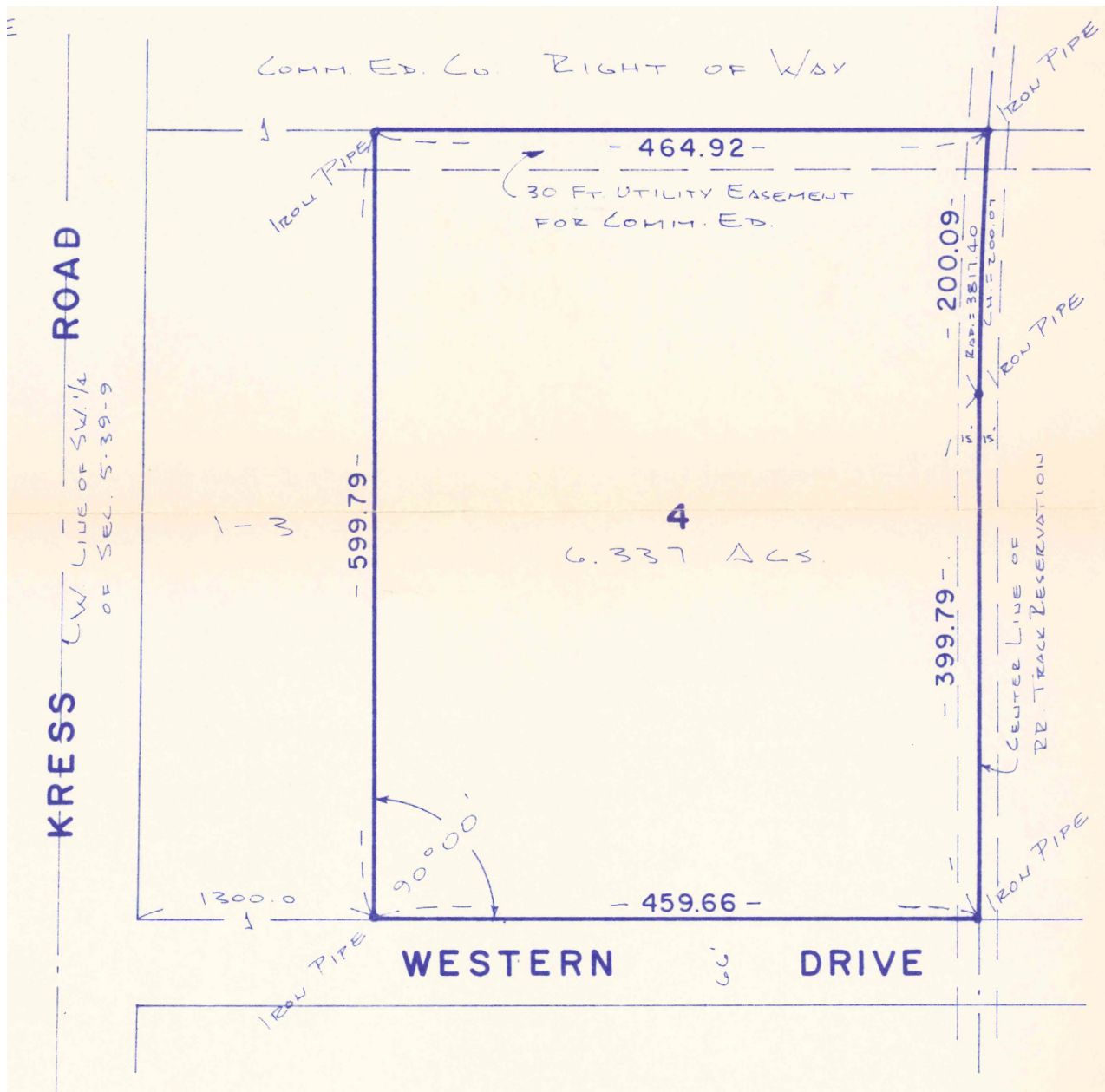
CUSHMAN & WAKEFIELD

FOR SALE OR LEASE

1625 Western Drive

West Chicago, Illinois

Site Plan



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Aerial



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