

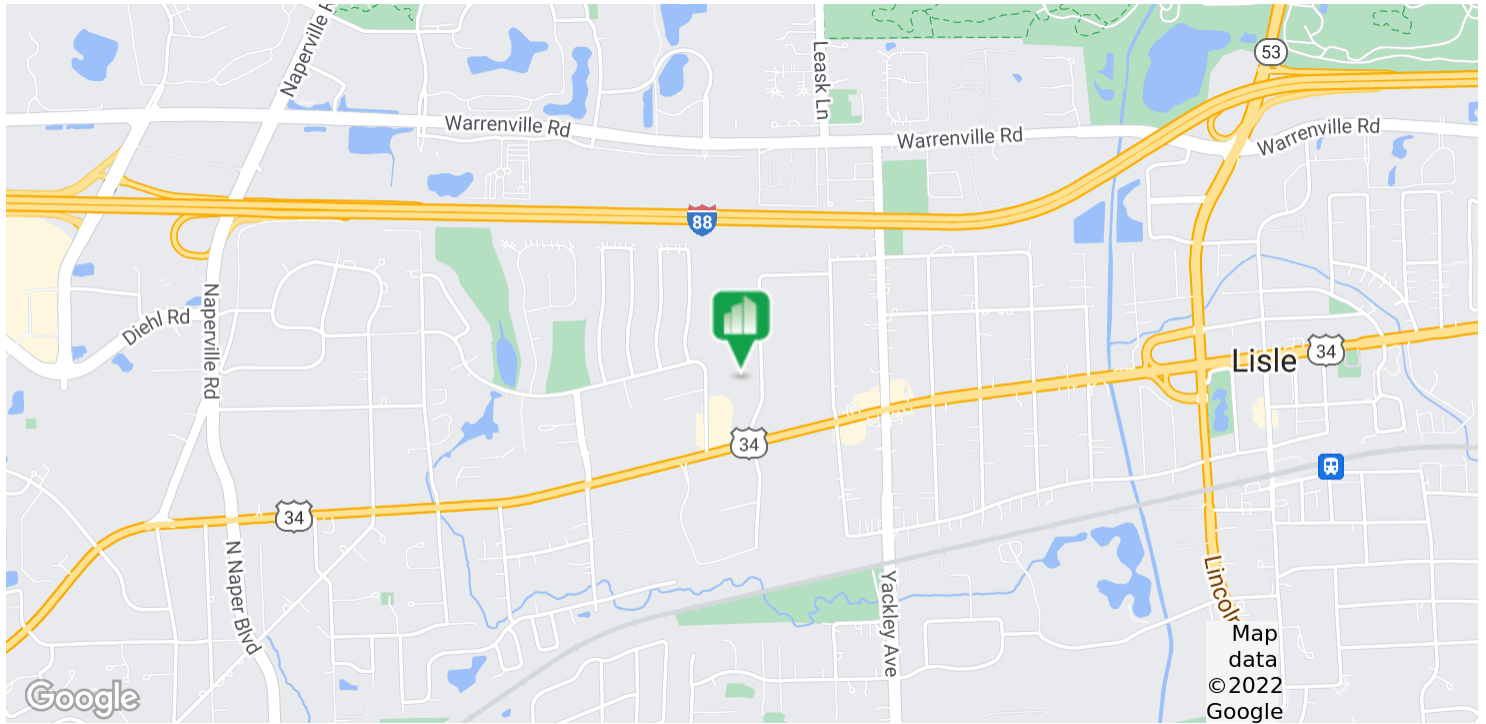
Industrial Property For Lease



LIGHT INDUSTRIAL OFFICE AND WAREHOUSE SPACE

4642-4646 WESTERN AVE, LISLE, IL 60532

LIGHT INDUSTRIAL OFFICE AND WAREHOUSE SPACE



OFFERING SUMMARY

Unit 4642:	7,965 SF
Unit 4644:	10,383 SF
Lease Rate:	\$8.50 SF/yr (NNN)
Pass-Thrus:	\$2.37/SF
Lot Size:	3.35 Acres
Building Size:	62,000 SF
Zoning:	Industrial

PROPERTY HIGHLIGHTS

- Two Turnkey Office/Warehouse spaces available for lease 2/1/23
- Units can be combined for a total of 18,348 SF
- The office areas include a reception area, kitchen, restrooms, conference room, and private offices
- The warehouses feature 17' to 18' ceilings and one dock

LOCATION OVERVIEW

Strategically located just north of Ogden Ave (Route 34) and just west of Yackley Ave. Five minutes to I-88 interchange at either Naperville Rd or Route 53.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,348	31,633	88,515
Total Population	8,345	79,037	230,920
Average HH Income	\$99,013	\$112,270	\$112,776

UNIT 4642 - 7,965 SF

