

550 CENTER AVENUE, CAROL STREAM, IL • DUPAGE COUNTY

±185,796 SF Available (divisible)



## PROPERTY HIGHLIGHTS

- FAVORABLE DUPAGE COUNTY REAL ESTATE TAXES
- CLASS-A NEW CONSTRUCTION INDUSTRIAL BUILDING BUILT IN 2020
- RARE ON-SITE TRAILER PARKING WITH ABILITY TO SECURE TRUCK COURT
- ABUNDANT AREA AMENITIES AND ACCESS TO ROBUST LABOR POOL
- BRAND NEW ±2,438 SF SPECULATIVE OFFICE

**Dan Leahy**

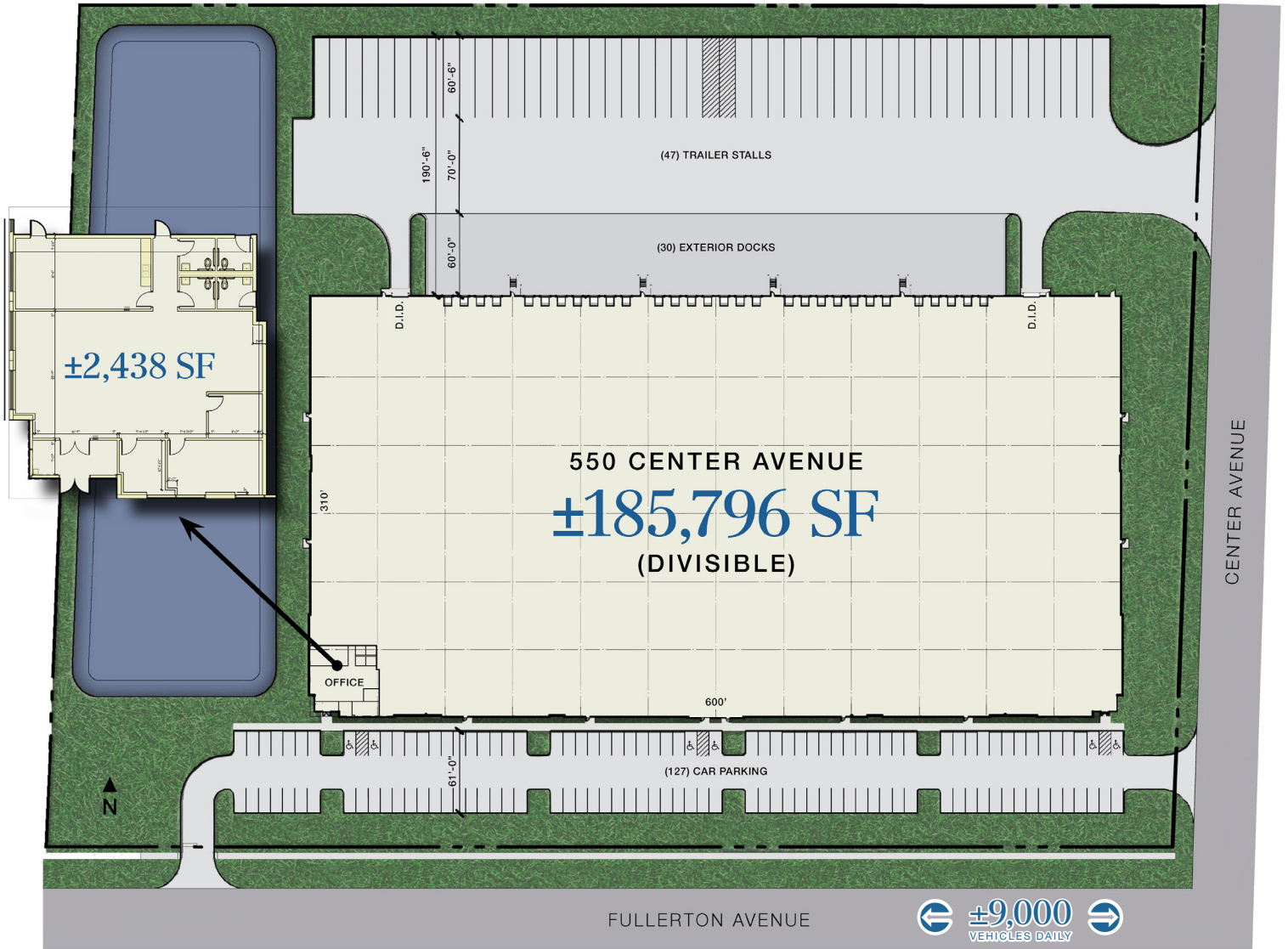
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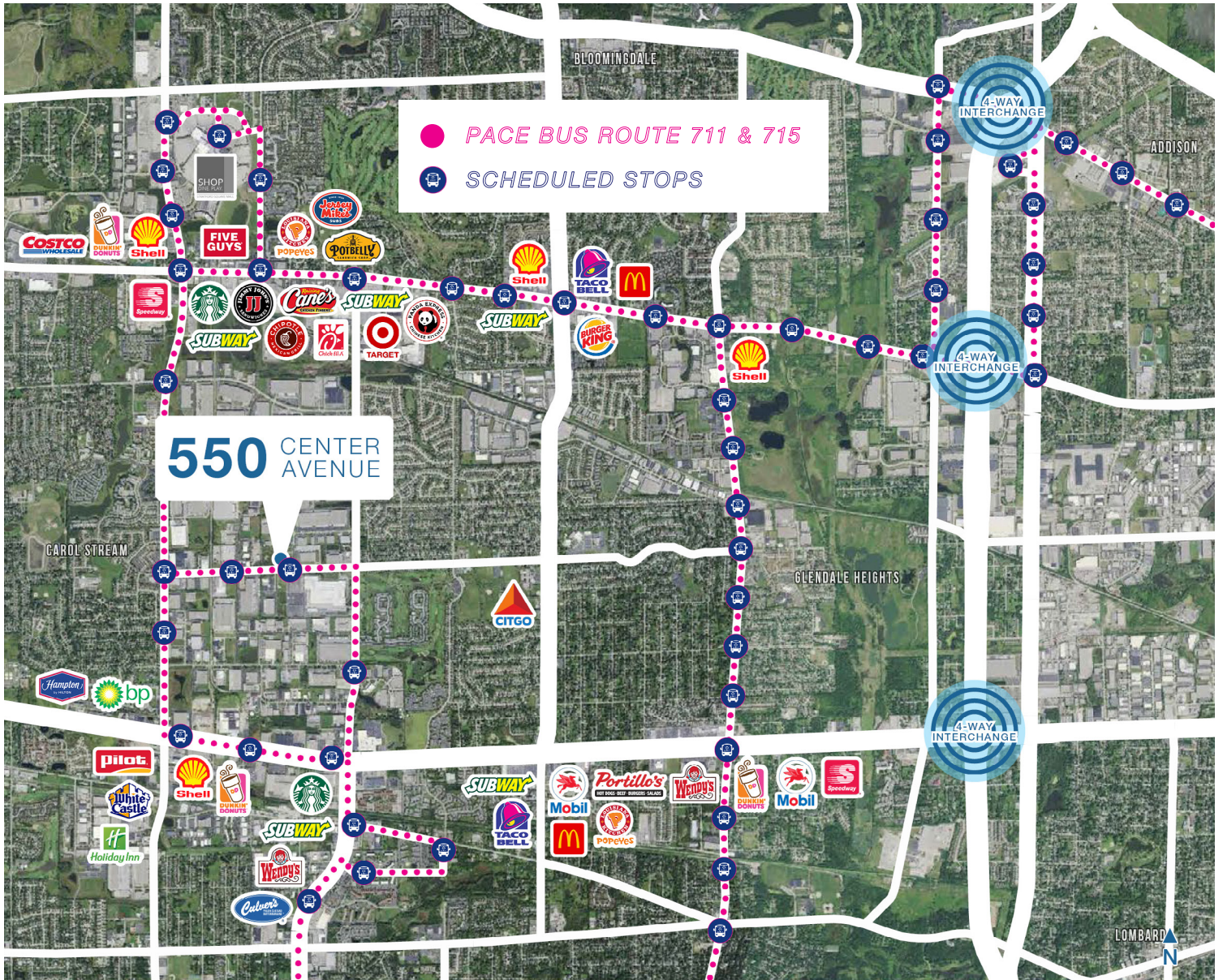
# SITE PLAN



## BUILDING SPECIFICATIONS

<b>BUILDING SIZE:</b>	$\pm 185,796$ SF (DIVISIBLE)	<b>COLUMN SPACING:</b>	50' X 50'
<b>SITE SIZE :</b>	$\pm 11.78$ AC	<b>STAGING BAY:</b>	60'
<b>OFFICE:</b>	2,438 SF	<b>AUTO PARKING:</b>	127
<b>CLEAR HEIGHT:</b>	32'	<b>TRAILER PARKING:</b>	47
<b>LOADING DOCKS:</b>	30 (EXTERIOR)	<b>TRUCK COURT:</b>	190'
<b>DRIVE-IN DOORS:</b>	2	<b>FIRE PROTECTION:</b>	ESFR

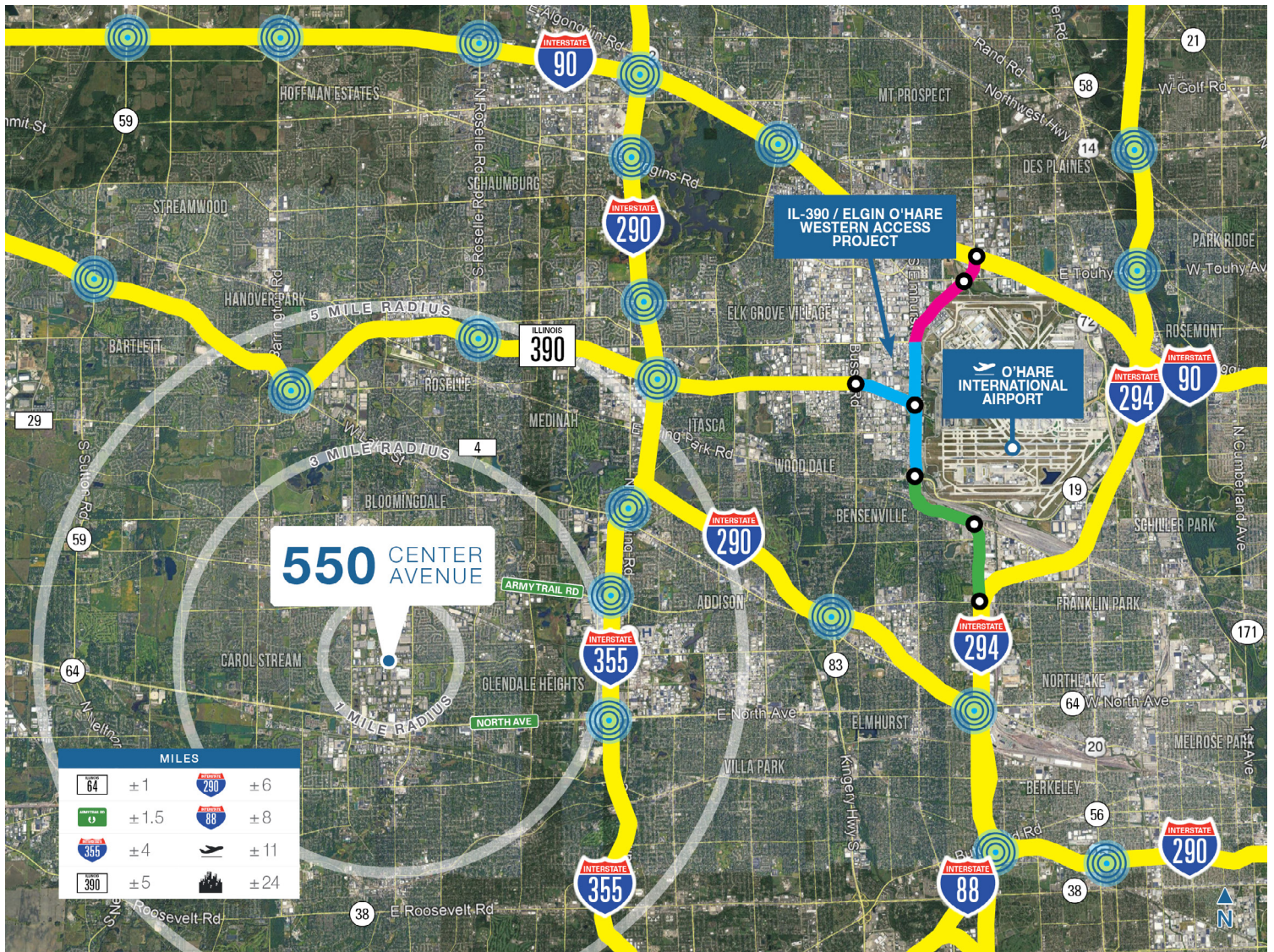
## AREA AMENITIES



## AREA TENANTS

- 360ZEBRA
- AFI INDUSTRIES
- ALG WORLDWIDE LOGISTICS
- AMERICAN LITHO
- ATLANTIC PACKAGING
- BLACKHAWK INDUSTRIAL
- CEVA LOGISTICS
- CORECENTRIC SOLUTIONS
- DEMAR LOGISTICS
- DEVANCO FOODS
- DONGHUA USA
- ESSENDANT INC.
- EXPEDITORS
- GREENCORE
- GRUNT APPAREL
- GUEST SUPPLY
- INGRAM MICRO
- ITW
- LINDENMEYR MUNROE
- LORAM
- MAYFLOWER
- MERCEDES-BENZ
- OFFICE DEPOT
- OMNI CABLE
- OWENS & MINOR
- PATRIOT TRANSPORT
- PRINOVA GROUP
- REDWOOD LOGISTICS
- S&S INTERNATIONAL
- T J HIGGINS
- UPS SUPPLY CHAIN SOLUTIONS
- USPS
- VERTEX DISTRIBUTION
- WAYFAIR
- WISMETTAC ASIAN FOODS
- XPO LOGISTICS

# PROXIMITY & DEMOGRAPHICS



## Population

1 MILE RADIUS: 10,721  
 3 MILE RADIUS: 106,622  
 5 MILE RADIUS: 253,019



## Labor Force

1 MILE RADIUS: 6,828  
 3 MILE RADIUS: 61,256  
 5 MILE RADIUS: 142,949



## Avg. Income

1 MILE RADIUS: \$71,153  
 3 MILE RADIUS: \$85,163  
 5 MILE RADIUS: \$92,580



## College Degree

1 MILE RADIUS: 44%  
 3 MILE RADIUS: 41%  
 5 MILE RADIUS: 45%

FOR MORE INFORMATION, PLEASE CONTACT:

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