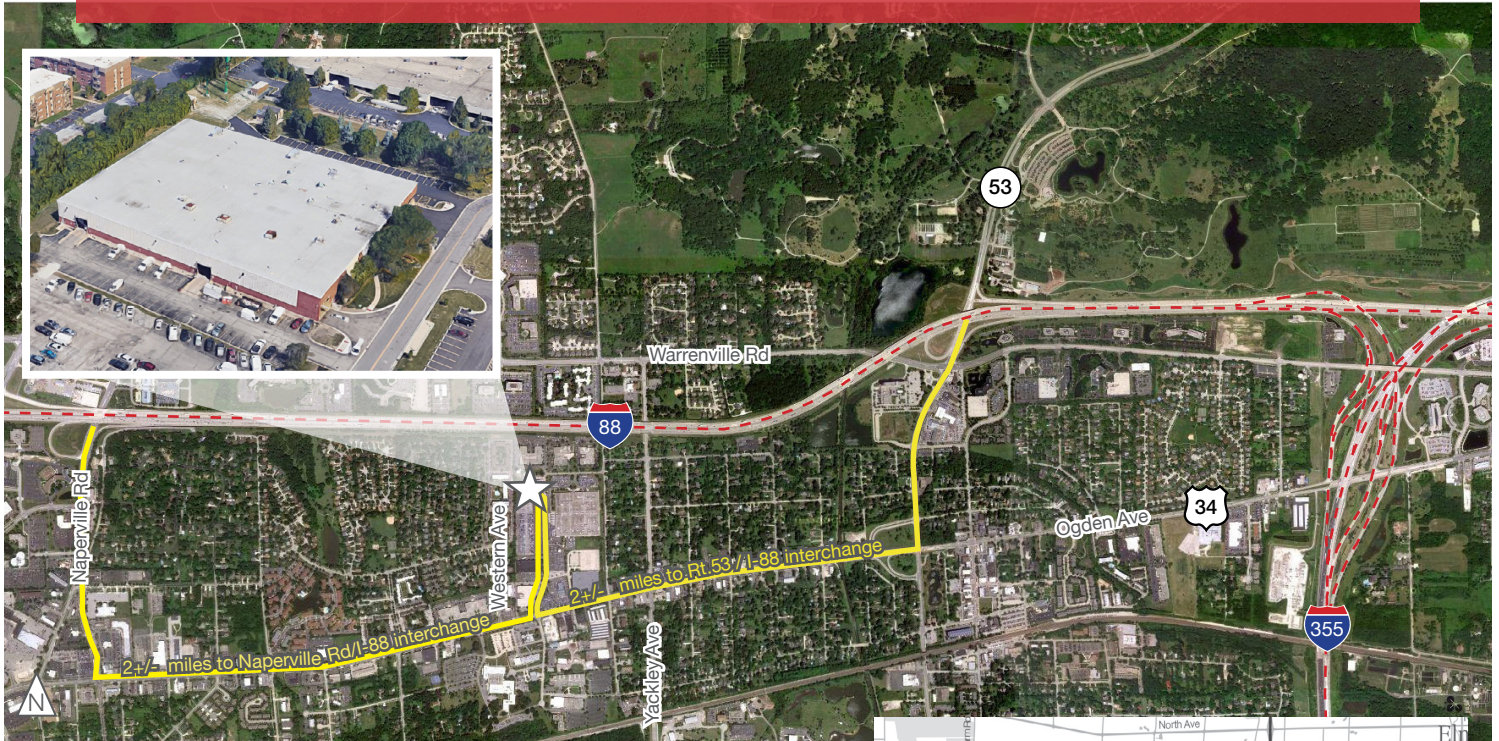


FOR LEASE

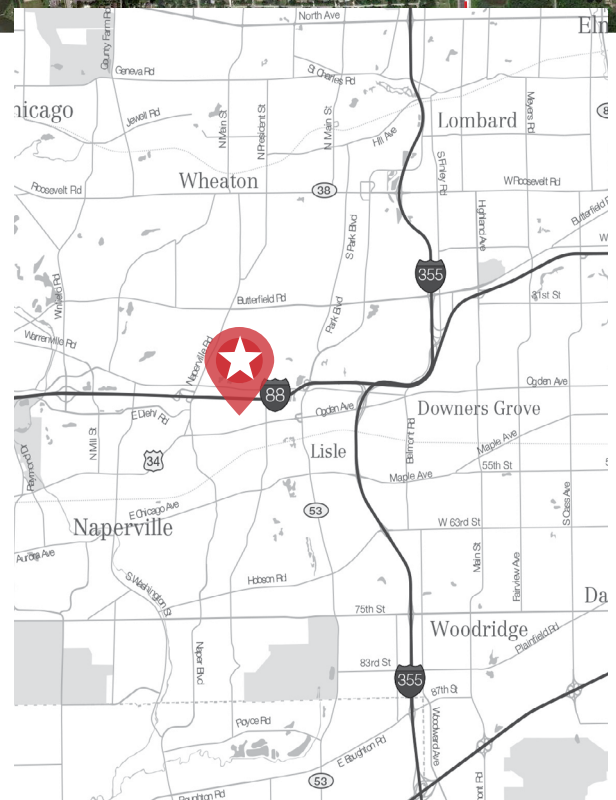
4500 Western Avenue

LISLE, ILLINOIS 60532



PROPERTY DETAILS

- 67,996 SF available
- Approximately 8,000 SF
- 3.41 acres
- 22' clear height
- 100 car parking spaces (expandable)
- 5 interior docks
- 4 drive-in doors (Two 13'x14' & Two 15'x14')
- Heavy power - 1,200 amps
- 40' x 40' column spacing
- Fully sprinklered
- Metal / masonry construction
- Triple catch basin in place
- Institutionally owned and managed
- LED lighting throughout warehouse
- Zoned industrial
- Immediate possession
- Taxes: \$1.15 PSF (2021 estimate)
- CAM/Insurance/Management: \$0.87 PSF (2021 estimate)
- Lease rate: STO
- Close proximity to I-88 at Rt 53 or Naperville Road



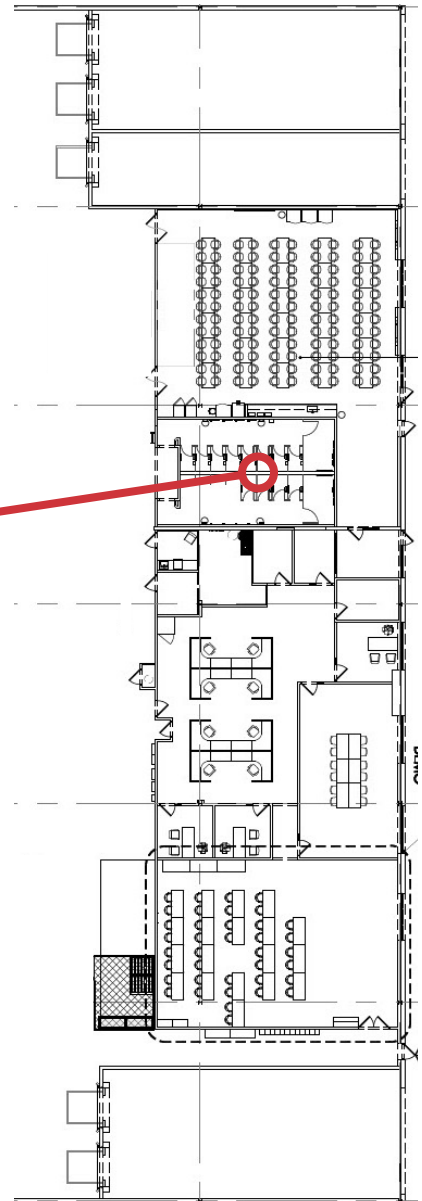
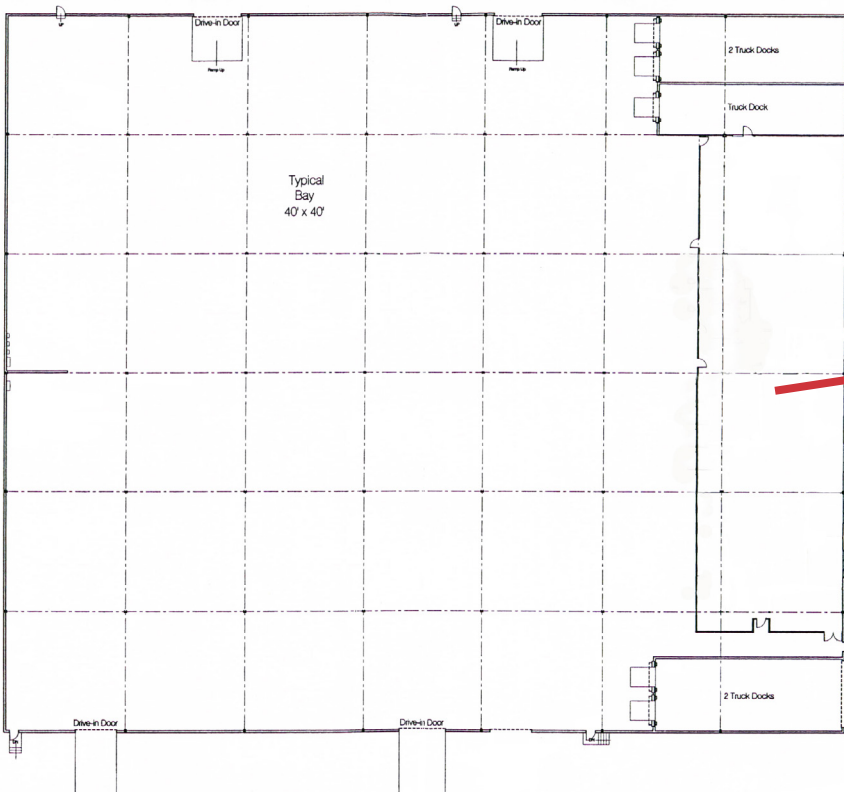
67,996 SF AVAILABLE

FOR LEASE
4500 Western Avenue

LISLE, ILLINOIS 60532

OFFICE SPACE

BUILDING LAYOUT



Mark Moran

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