



**1845 WESTERN DRIVE**  
**WEST CHICAGO, IL**

WESTERN DRIVE

**31,000 SF AVAILABLE**  
ON 6.21 ACRES

**FOR  
LEASE**

*Outside Storage &  
Fleet Maintenance  
Opportunities*

PROFESSIONALLY OWNED & MANAGED BY:



FOR MORE INFORMATION & LEASING OPPORTUNITIES:



**RYAN KLINK**  
Managing Director  
+1 847 518 3211  
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**MICHAEL MAGLIANO**  
Executive Managing Director  
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# PROPERTY FEATURES

**11,000 SF**

MAINTENANCE BUILDING

**20,000 SF**

TWO-STORY OFFICE  
BUILDING SIZE

**6.21 AC**

SITE SIZE

**5.40 AC**

ADJACENT SITE SIZE

**Subject to Offer**

LEASE RATE

## AVAILABLE FOR LEASE

### MAINTENANCE BUILDING & CONCRETE YARD

**11,000 SF**

MAINTENANCE BUILDING

**500 SF**

OFFICE

**2.5 AC**

CONCRETE YARD

**2002**

YEAR BUILT

**5**

DRIVE-IN-DOORS  
(12'X14')

**200 AMPS,  
120/208 VOLTS**

POWER

**LED / INCANDESCENT**

COMBO LIGHTING

**INFRARED GAS FIRED**

HEATERS

**FENCED, LIT & GATED**

### OFFICE BUILDING

**20,000 SF**

TOTAL BUILDING  
SIZE

**10,000 SF**

MOVE-IN READY

**10,000 SF**

TO-SUIT

**80**

CAR PARKING

PROFESSIONALLY OWNED & MANAGED BY:



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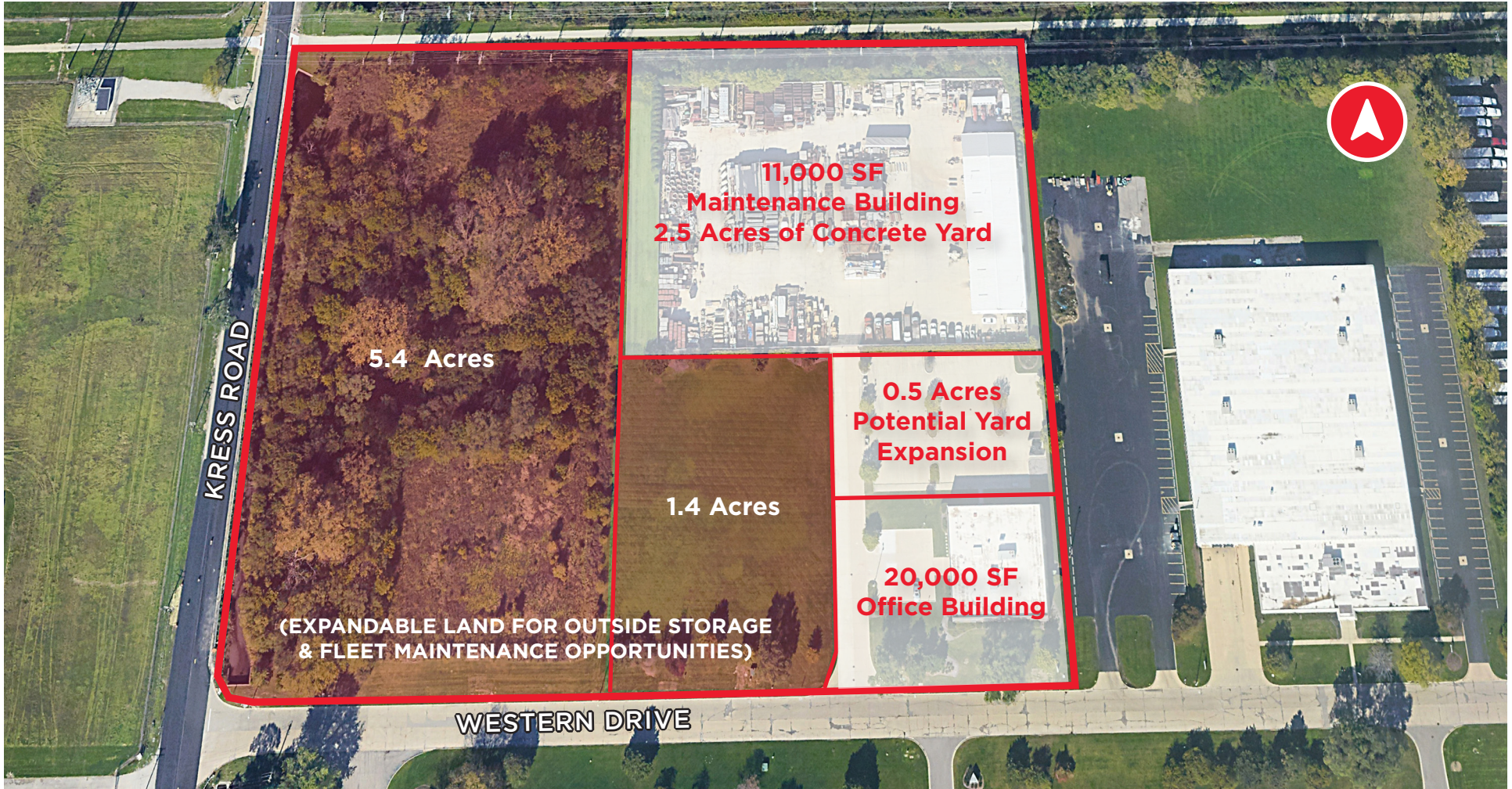


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# AERIAL

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# LOCATION

1845 WESTERN DRIVE • WEST CHICAGO, IL

±31,000 SF  
AVAILABLE

I-88: 9.8 MILES  
I-90: 13.3 MILES  
I-355: 16.0 MILES



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