



±6,000 SF INDUSTRIAL SPACE AVAILABLE

FOR LEASE

1170 N. VILLA AVENUE | VILLA PARK, IL 60181

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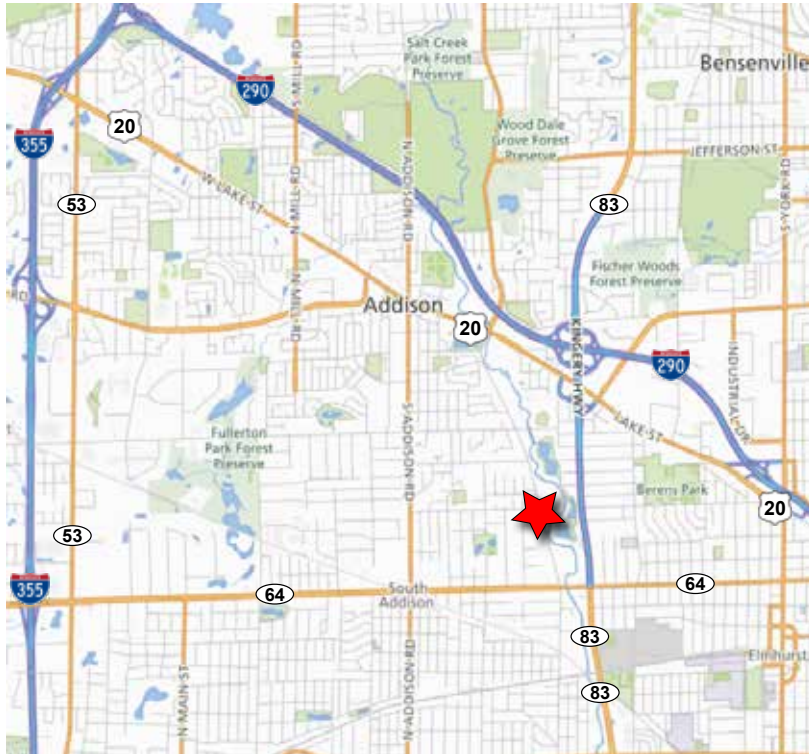
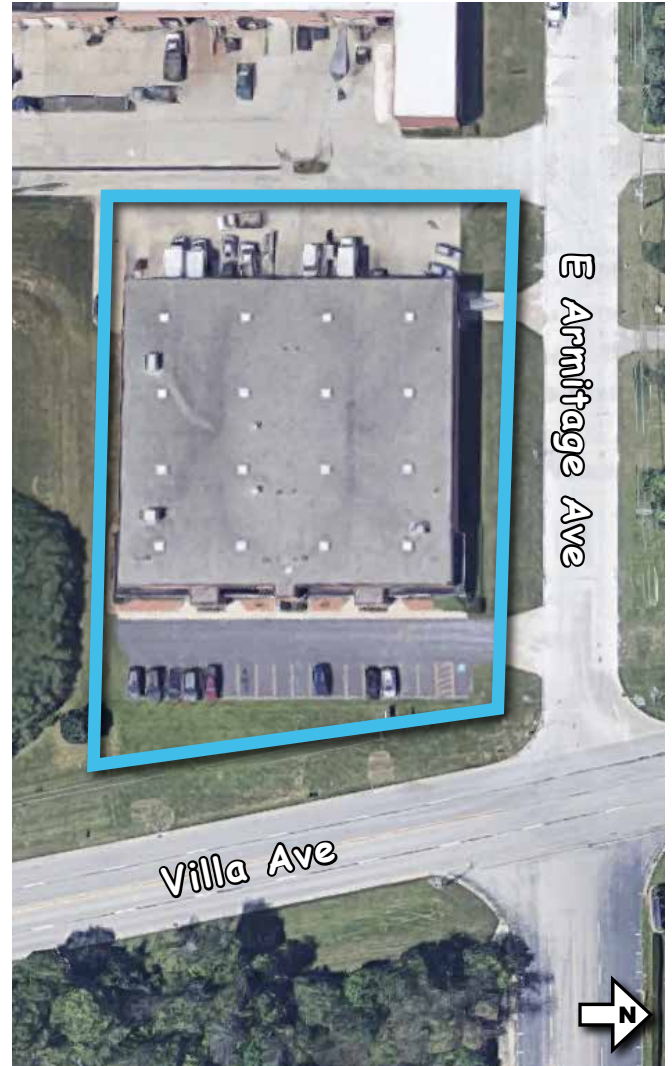
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SPECIFICATIONS

- Building Size: ±24,549 SF
- Available Size: ±6,000 SF
- Land Area: ±1.0 AC
- Office Area: ±750 SF
- Ceiling Height: ±17'
- Loading: 1 Exterior Dock / 1 Drive-in Door
- Construction: Masonry
- Year Built: 1987
- Power: 400 Amps (To be confirmed)
- Heating: Gas
- Sprinklers: Wet
- Real Estate Taxes: \$1.87 PSF (2018)
- Lease Rate: **\$6.95 PSF Modified Gross**



HIGHLIGHTS

- Well-maintained facility
- Open showroom area
- Great access to North Avenue / I-294 / I-290 / I-355
- Low DuPage County taxes

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