



# 113,037 SF FOR LEASE

**537 DISCOVERY DRIVE, WEST CHICAGO, ILLINOIS**

Available For Immediate Occupancy | Modern Distribution Facility With Heavy Power







113,037 SF FOR LEASE 537 DISCOVERY DR. WEST CHICAGO, IL



# Property Features

537 Discovery Drive located in West Chicago is situated within the DuPage Business Center park. The Class A property boasts high image precast concrete and glass construction. The available move-in ready space is 113,037 square feet with a brand new spec suite in space ideal for manufacturing and distribution. The available space fronts Roosevelt Road/IL-38.

Building Size:	400,088 SF
Site Size:	26.4 Acres
Space Available:	113,037 SF
Office Area:	±2,520 SF
Clear Height:	36'
Docks:	14 Exterior Docks (Expandable to 26)
Drive-In Doors:	1 (12'x14')
Parking:	149 Car Parking (East Side)
Year Built:	2022
Bay Size:	50'x51'
Power:	1,600 Amps / 480 Volt
Lighting:	LED Throughout
Sprinkler System:	ESFR
Taxes:	\$2.05/SF
CAM/Mgmt.:	\$0.70/SF (Includes Management)
Insurance:	\$0.12/SF
Lease Rate:	Subject to Offer



**WAREHOUSE**  
±110,517 SF



**SPEC OFFICE**  
±2,520 SF



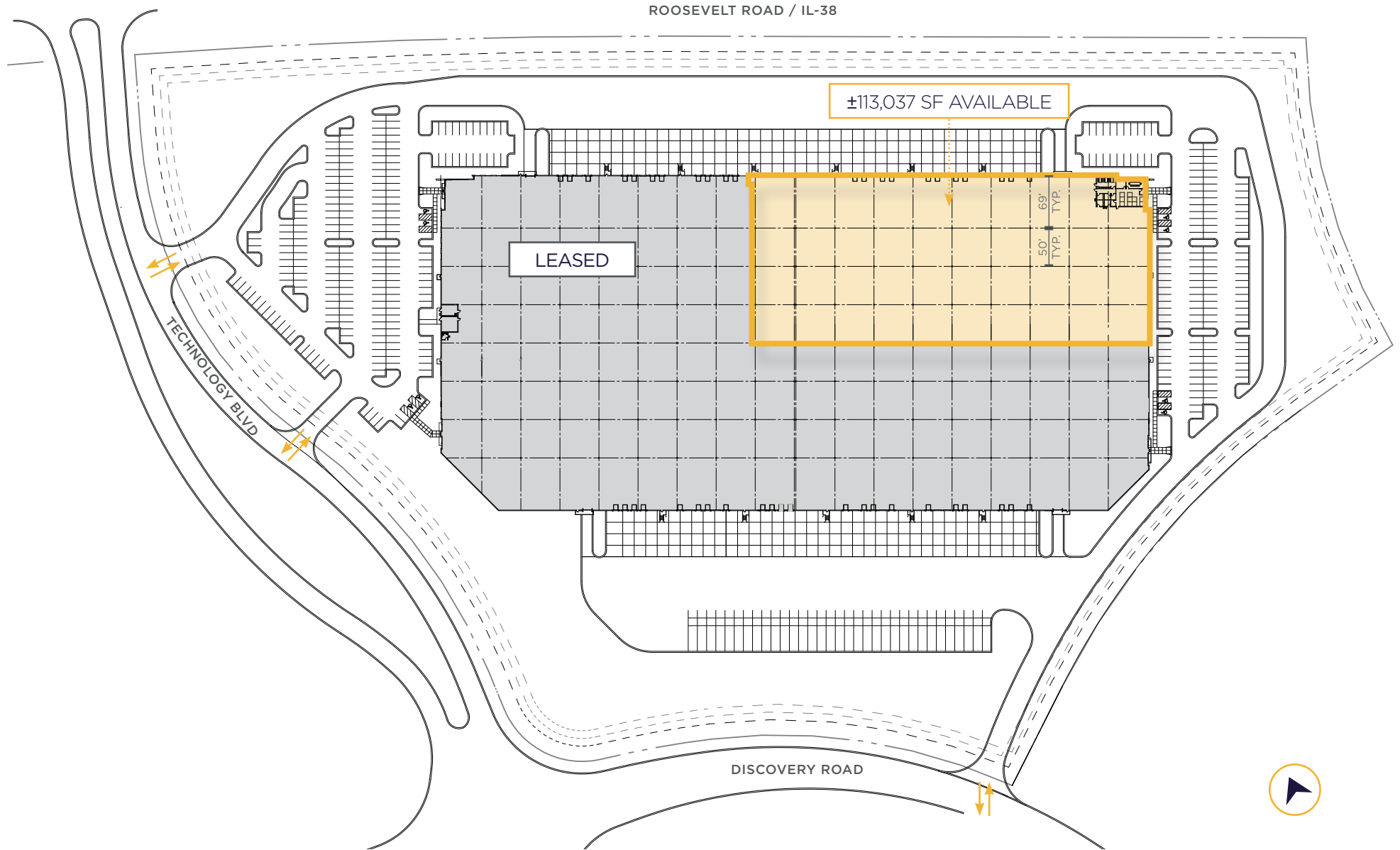
# Modern Distribution Facility



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# Site Plan

±113,037 SF For Lease | Available Now



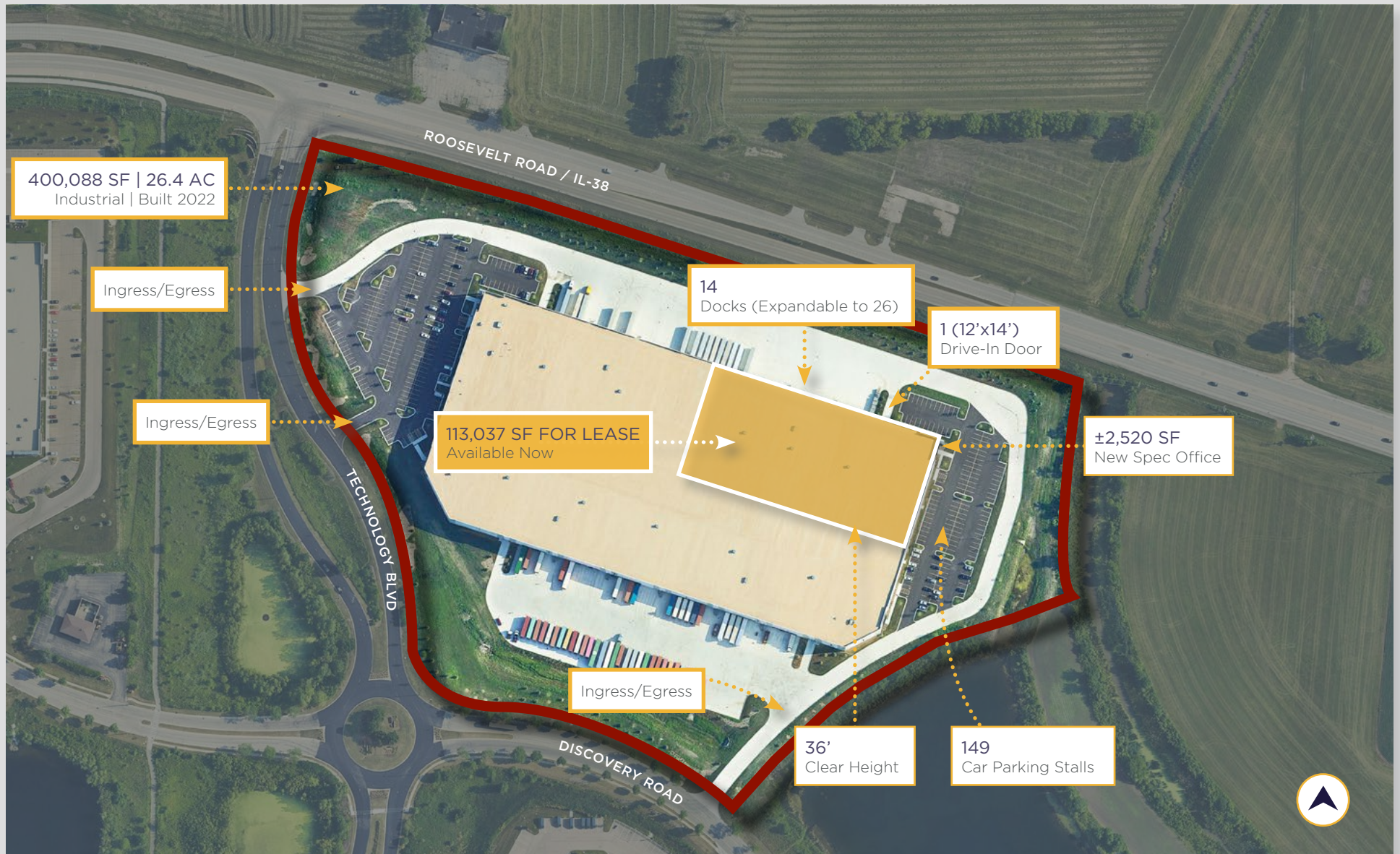




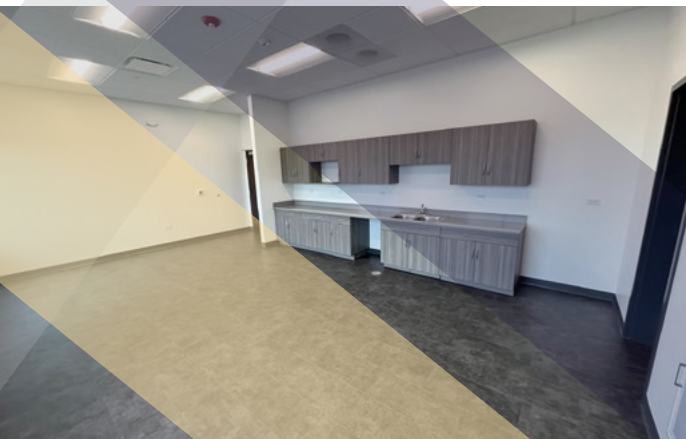
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# Aerial



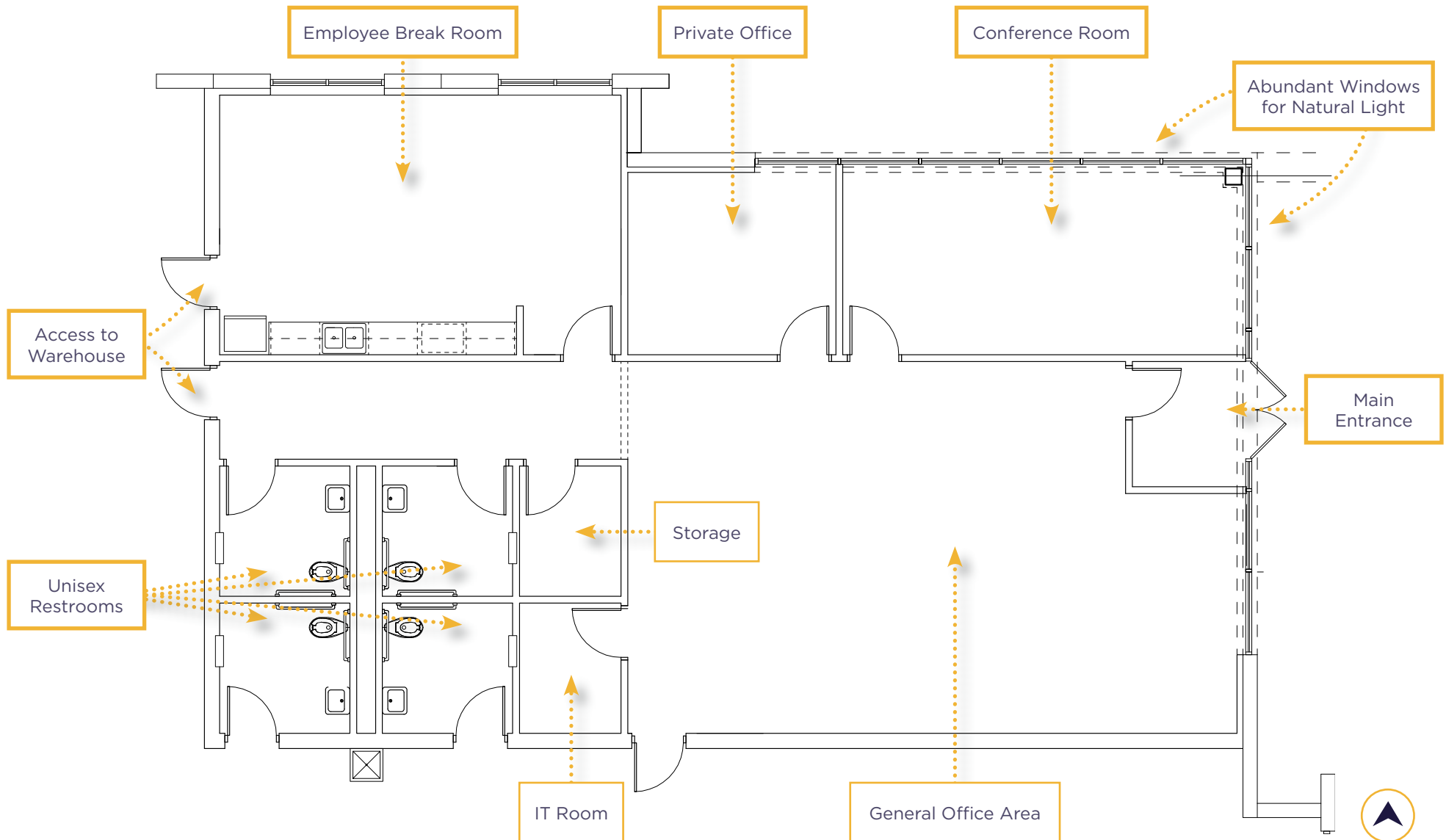






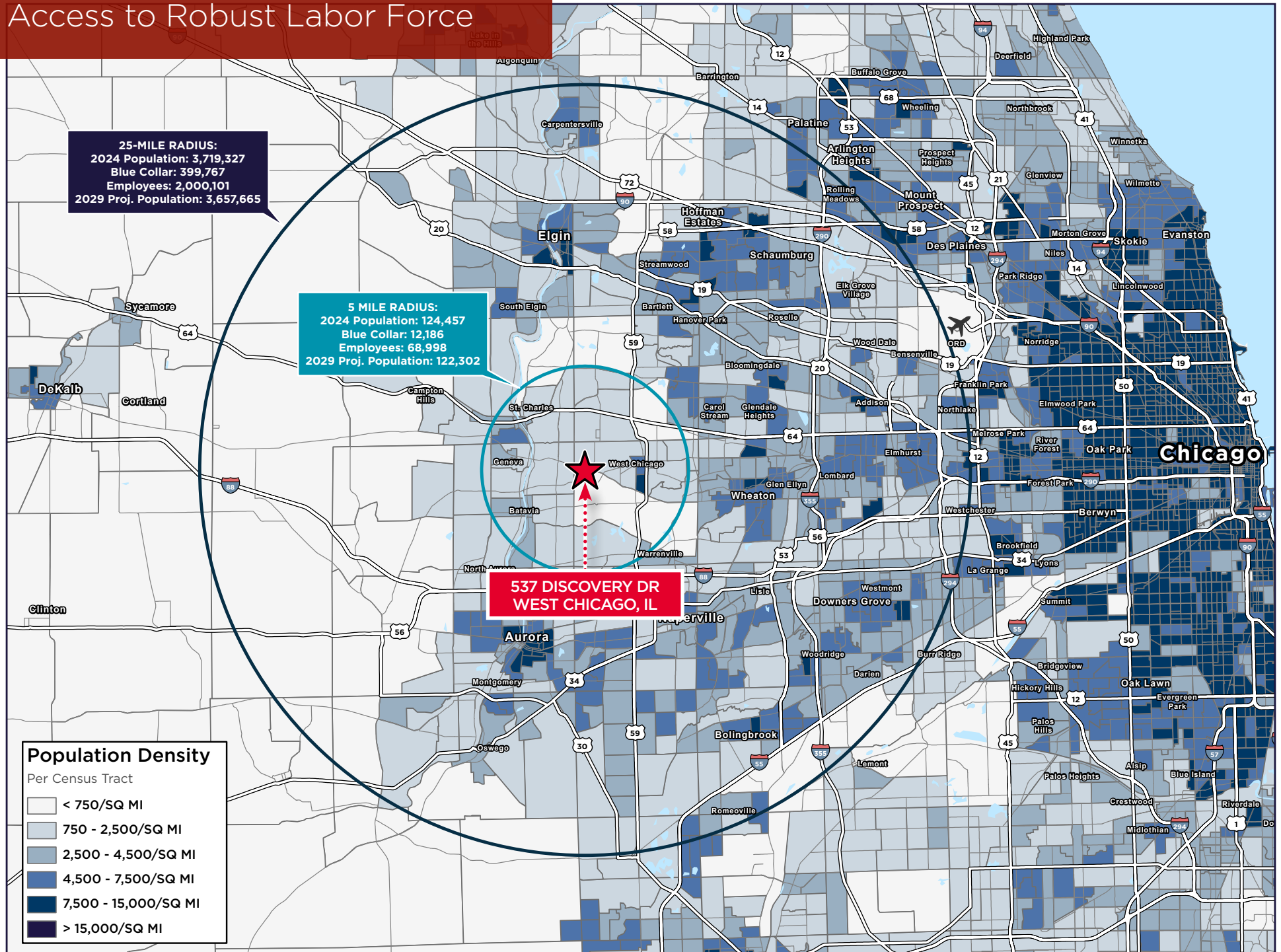
# Spec Office Plan

±2,520 SF of New Space



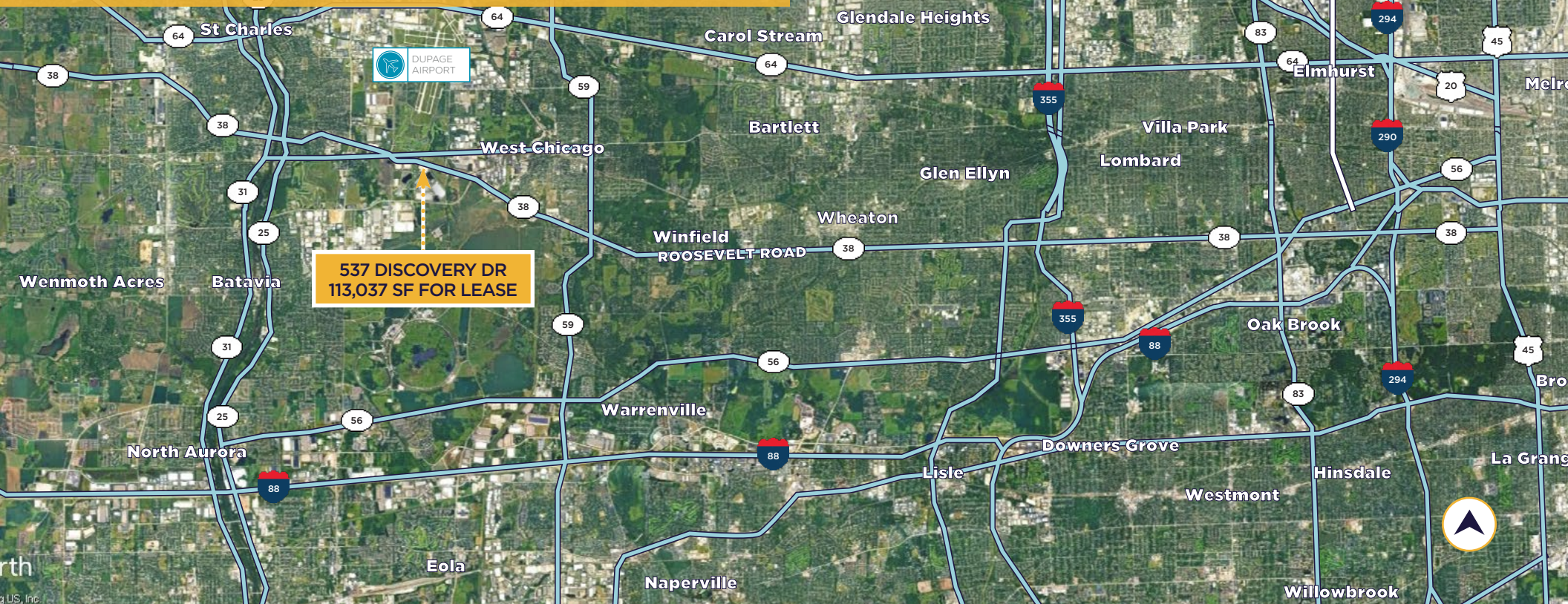


# Access to Robust Labor Force





- » Central to Western Suburbs
- » Close Proximity to Major Arterial Routes
- » Access to Large Labor Pool
- » Potential Local Incentives Available



TO I-88  
AT IL-59 INTERCHANGE

TO I-88  
AT KIRK RD INTERCHANGE

TO I-355  
AT IL-38 INTERCHANGE

TO O'HARE INTERNATIONAL  
AIRPORT

TO CHICAGO CBD

113,037 SF FOR LEASE 537 DISCOVERY DR, WEST CHICAGO, IL



# 537 Discovery Drive

- » 113,037 SF for Lease
- » Available for Immediate Occupancy
- » Near Multiple Major Arterial Routes
- » Low DuPage County Taxes



## CONTACT

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