

537 DISCOVERY DRIVE, WEST CHICAGO, IL



# FOR LEASE

±224,146 SQUARE FEET (DIVISIBLE TO ±113,037 SF)

±113,037 SF Available For Immediate Occupancy | Modern Distribution Facility With Heavy Power

**STAG**  
INDUSTRIAL

**CUSHMAN &  
WAKEFIELD**



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 and fronts Roosevelt Road/IL-38. The Class A property boasts high image pre-cast concrete and glass construction. The property is ideal for manufacturing and distribution, and offers move-in ready space options from  $\pm 113,037$  to  $\pm 224,146$  square feet.

Building Size:	400,088 SF
Site Size:	26.4 Acres
Year Built:	2022
Clear Height:	36'
Bay Size:	50'x51'
Lighting:	LED Throughout
Sprinkler System:	ESFR
Power:	1,600 Amps / 480 Volt
Taxes:	\$2.05/SF
CAM/Management:	\$0.70/SF (Includes Management)
Insurance:	\$0.12/SF
Lease Rate:	Subject to Offer

Available Space:	Option 1:	Option 2:
Premises:	$\pm 113,037$ SF	$\pm 224,146$ SF
Office Area:	$\pm 2,500$ SF Spec	$\pm 2,500$ SF Spec
Exterior Docks:	14 (Expandable to 26)	26 (Expandable to 48)
Drive-In Doors:	1 (12'x14')	2 (12'x14')
Car Parking:	149 Spaces	149 Spaces (Expandable)
Trailer Parking:	--	18 Stalls



# Modern Distribution Facility

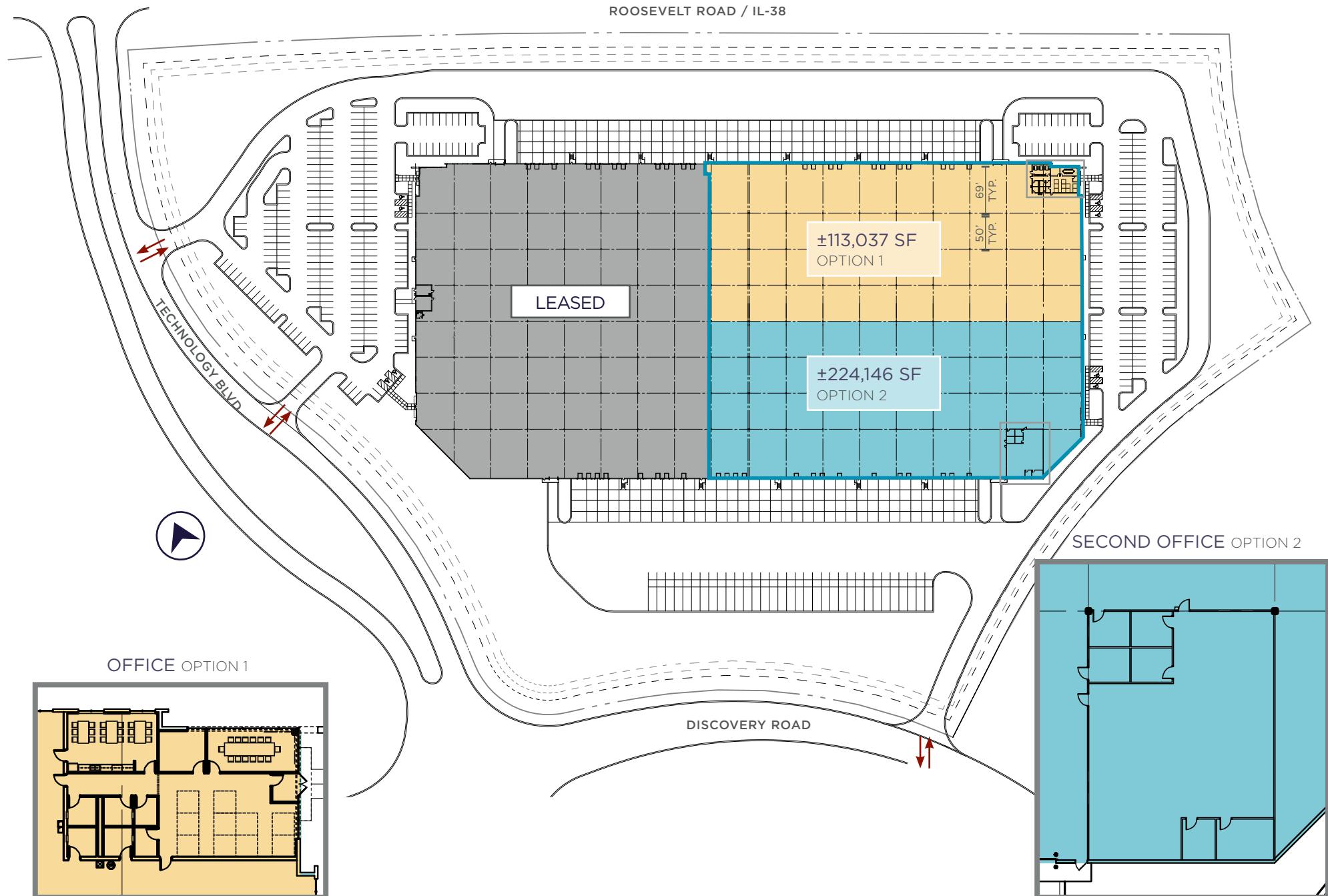


FOR LEASE | 537 DISCOVERY DR, WEST CHICAGO, IL

# Site Plan

Flexible Lease Options  
 $\pm 113,037$  SF to  $\pm 224,146$  SF

ROOSEVELT ROAD / IL-38

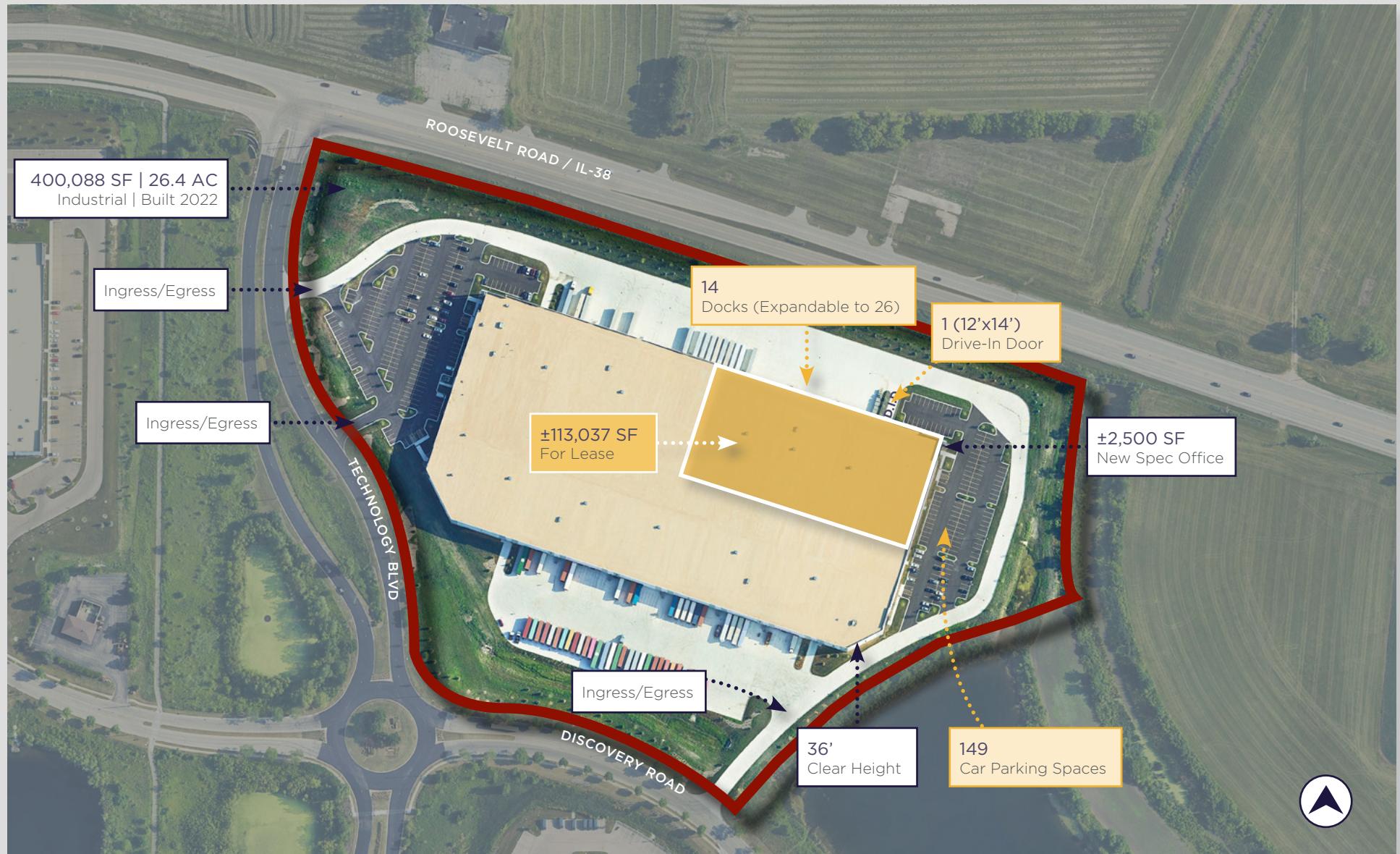




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# Option 1

±113,037 SF For Lease | Fronts Roosevelt Rd/IL-38





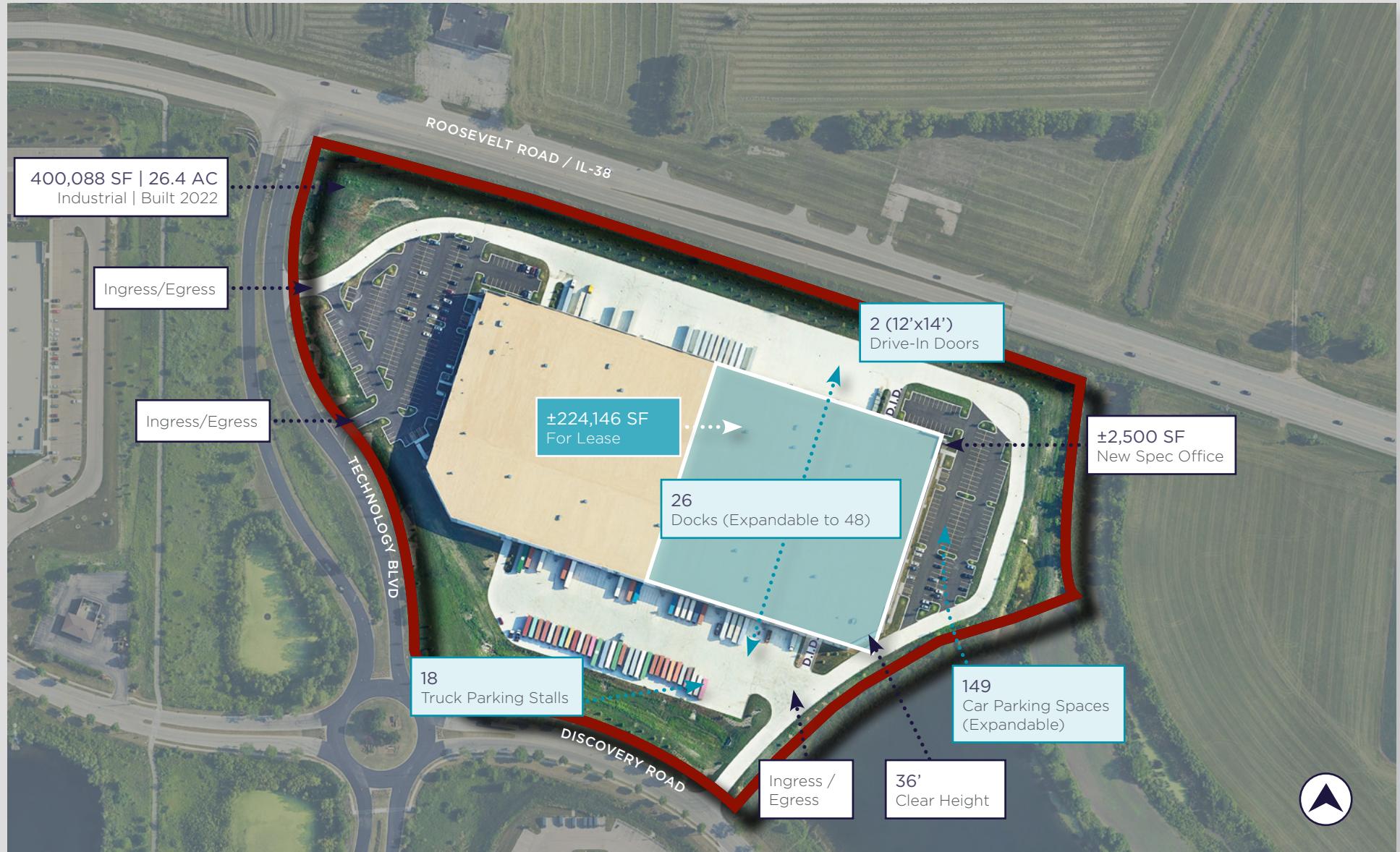
537  
DISCOVERY DRIVE

SUITE 200

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# Option 2

±224,146 SF For Lease | Partial Building

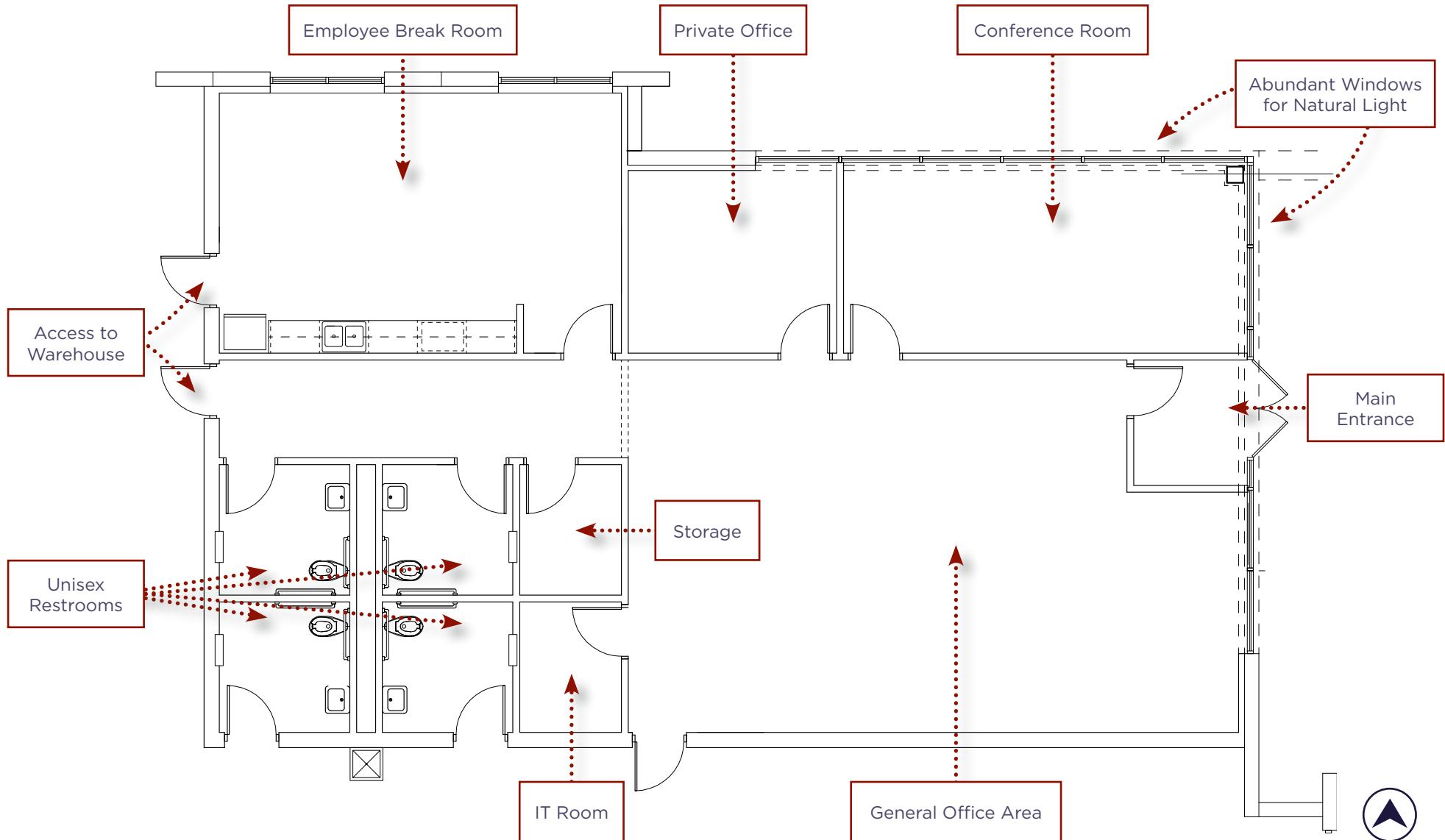




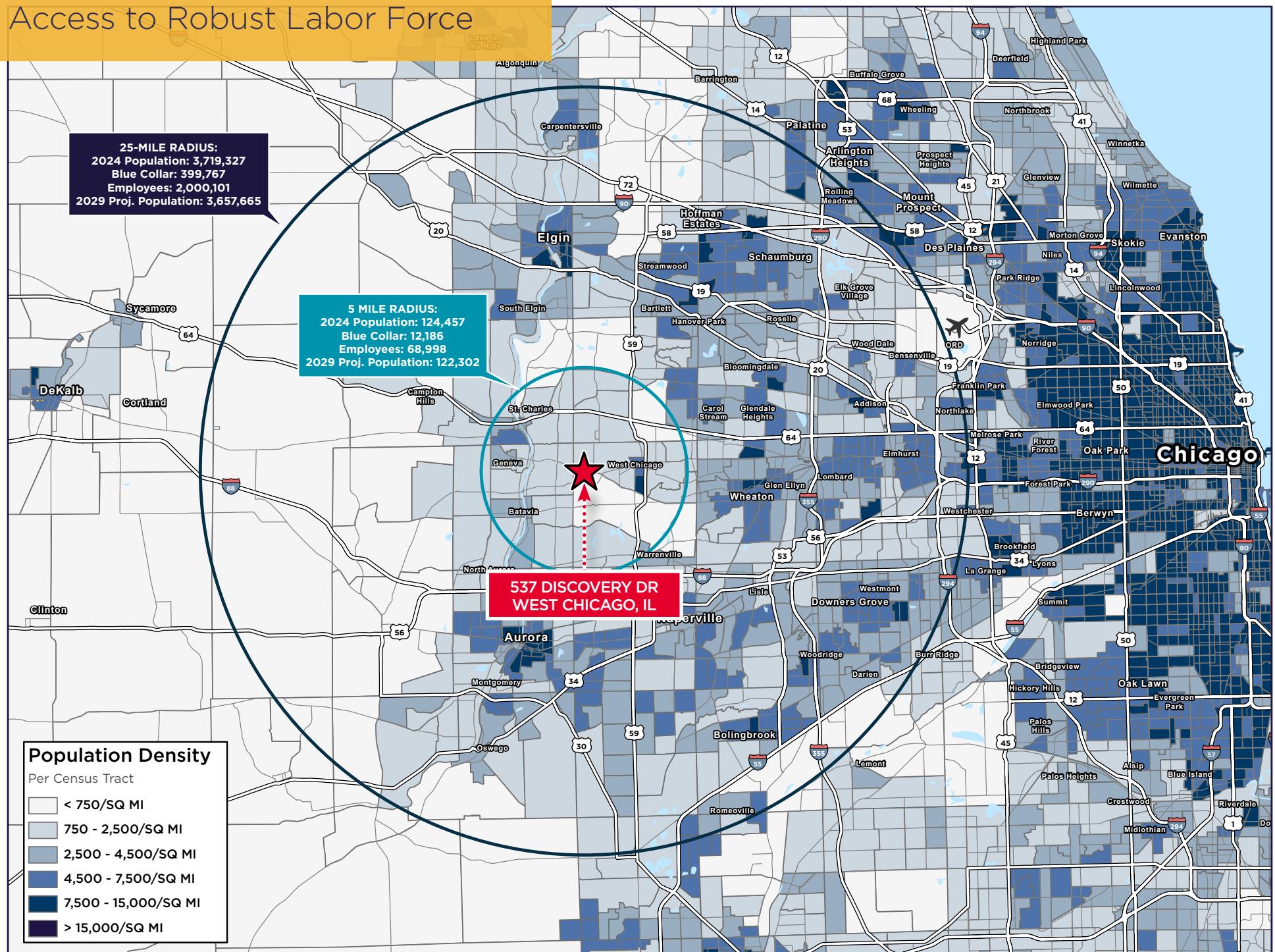
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# Spec Office Plan

±2,500 SF of New Space

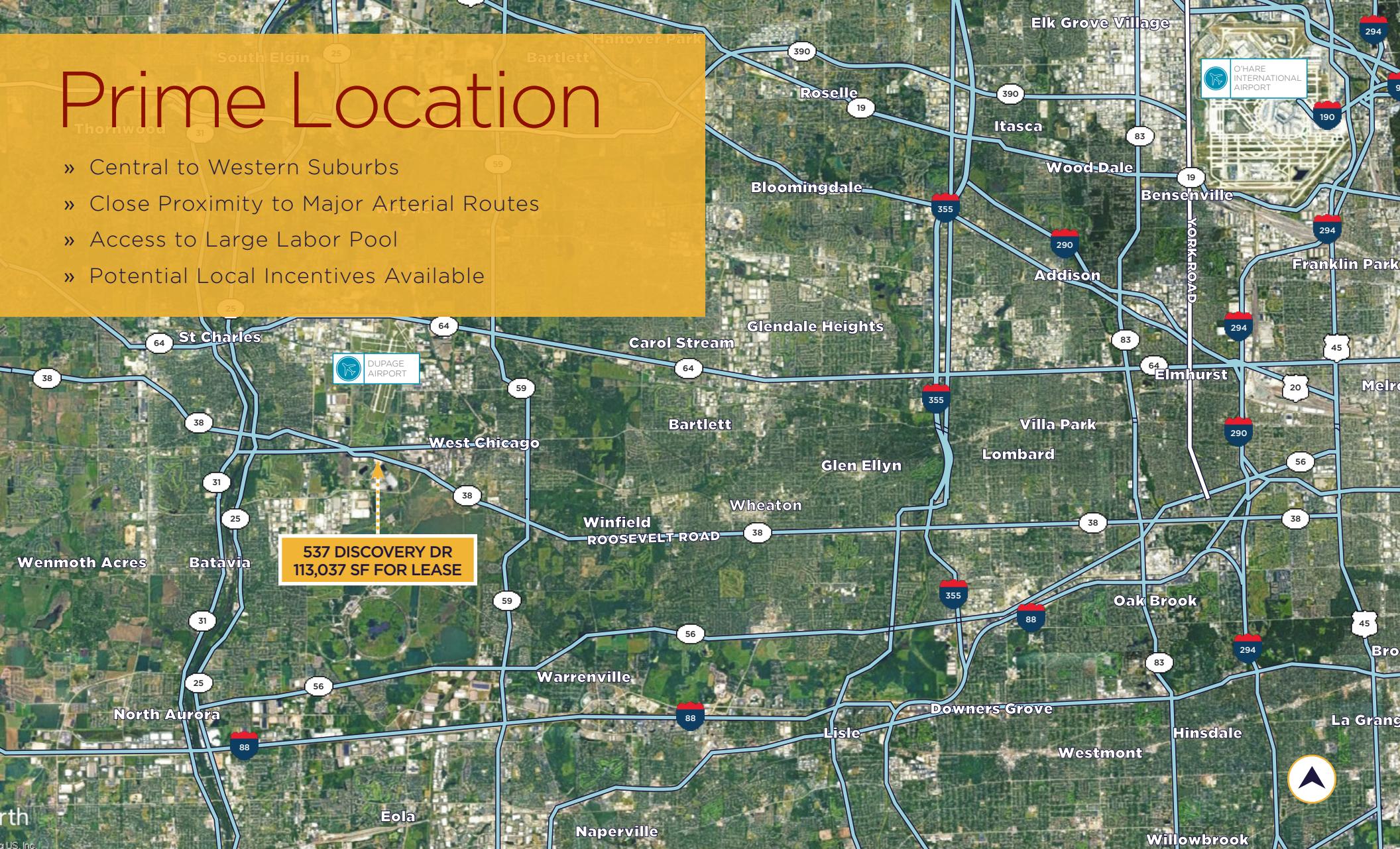


# Access to Robust Labor Force



# Prime Location

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



**7 MILES**

TO I-88  
AT IL-59 INTERCHANGE

**9 MILES**

TO I-88  
AT KIRK RD INTERCHANGE

**11 MILES**

TO I-355  
AT IL-38 INTERCHANGE

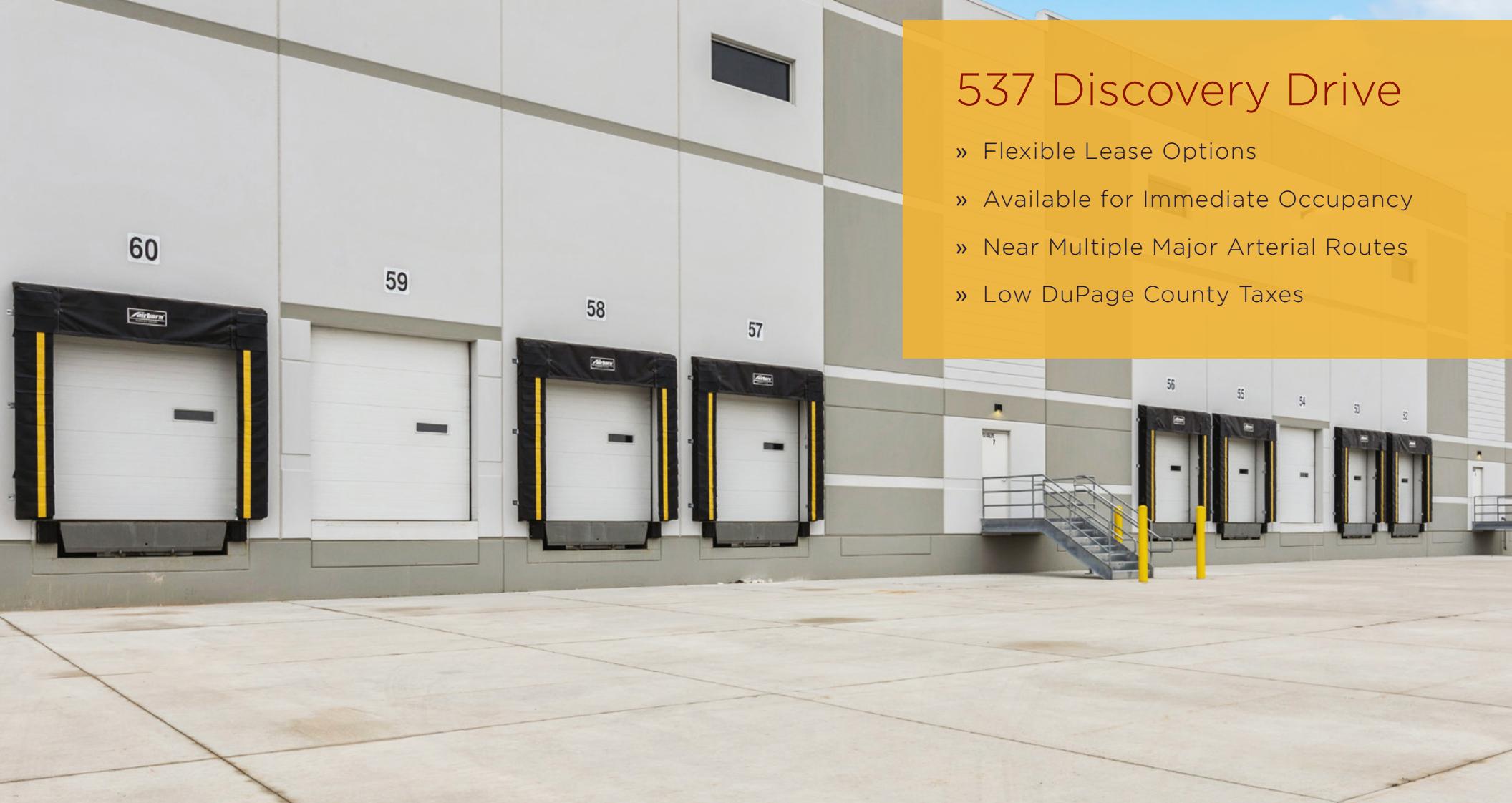
**27 MILES**

TO O'HARE INTERNATIONAL  
AIRPORT

**37 MILES**

TO CHICAGO CBD

FOR LEASE 537 DISCOVERY DR, WEST CHICAGO, IL



## 537 Discovery Drive

- » Flexible Lease Options
- » Available for Immediate Occupancy
- » Near Multiple Major Arterial Routes
- » Low DuPage County Taxes

## CONTACT

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