

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





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 ±113,037 to ±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:	±113,037 SF	±224,146 SF
Office Area:	±2,500 SF Spec	±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



WAREHOUSE
±110,517 SF



SPEC OFFICE
±2,500 SF

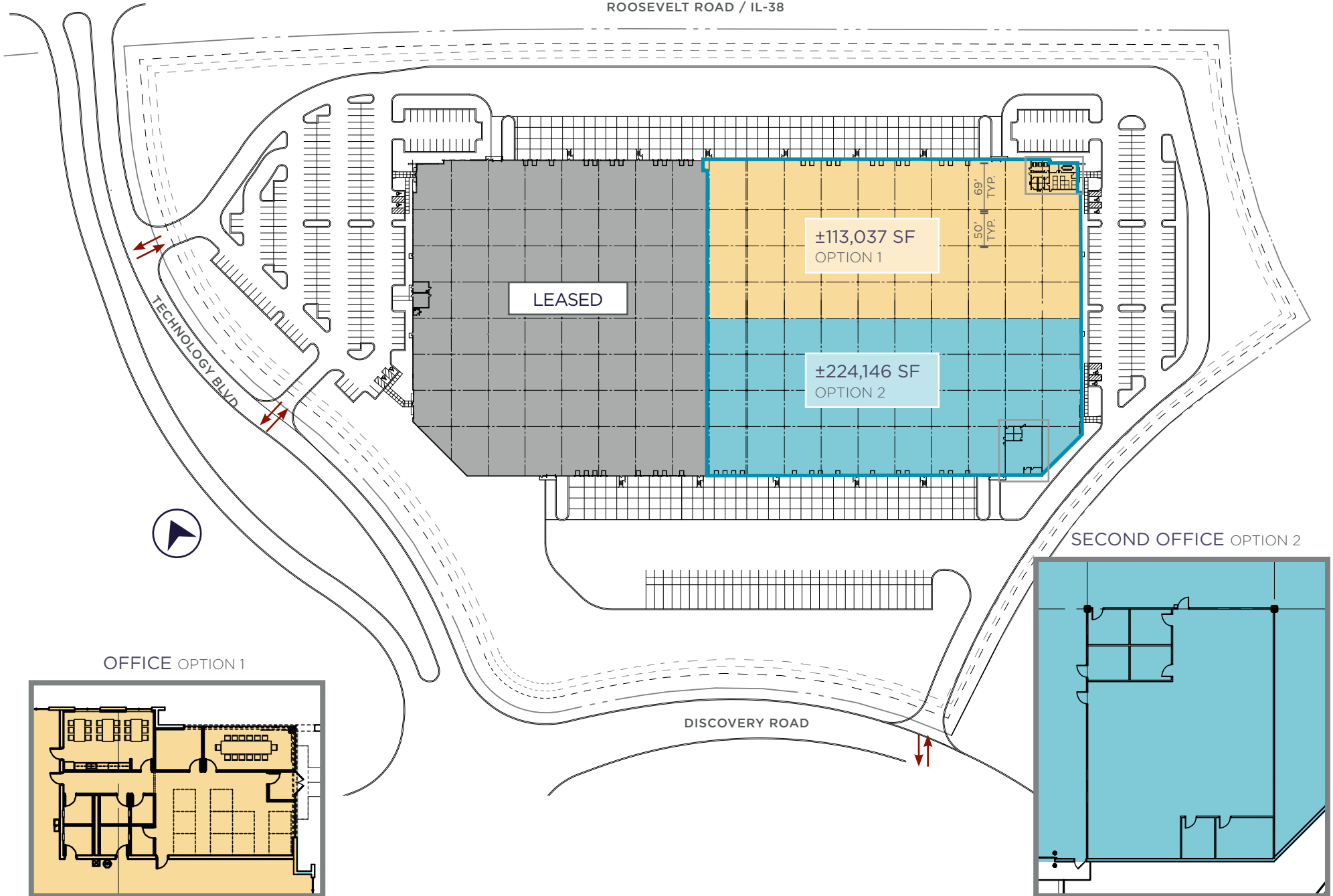
Modern Distribution Facility



Site Plan

Flexible Lease Options
±113,037 SF to ±224,146 SF

ROOSEVELT ROAD / IL-38

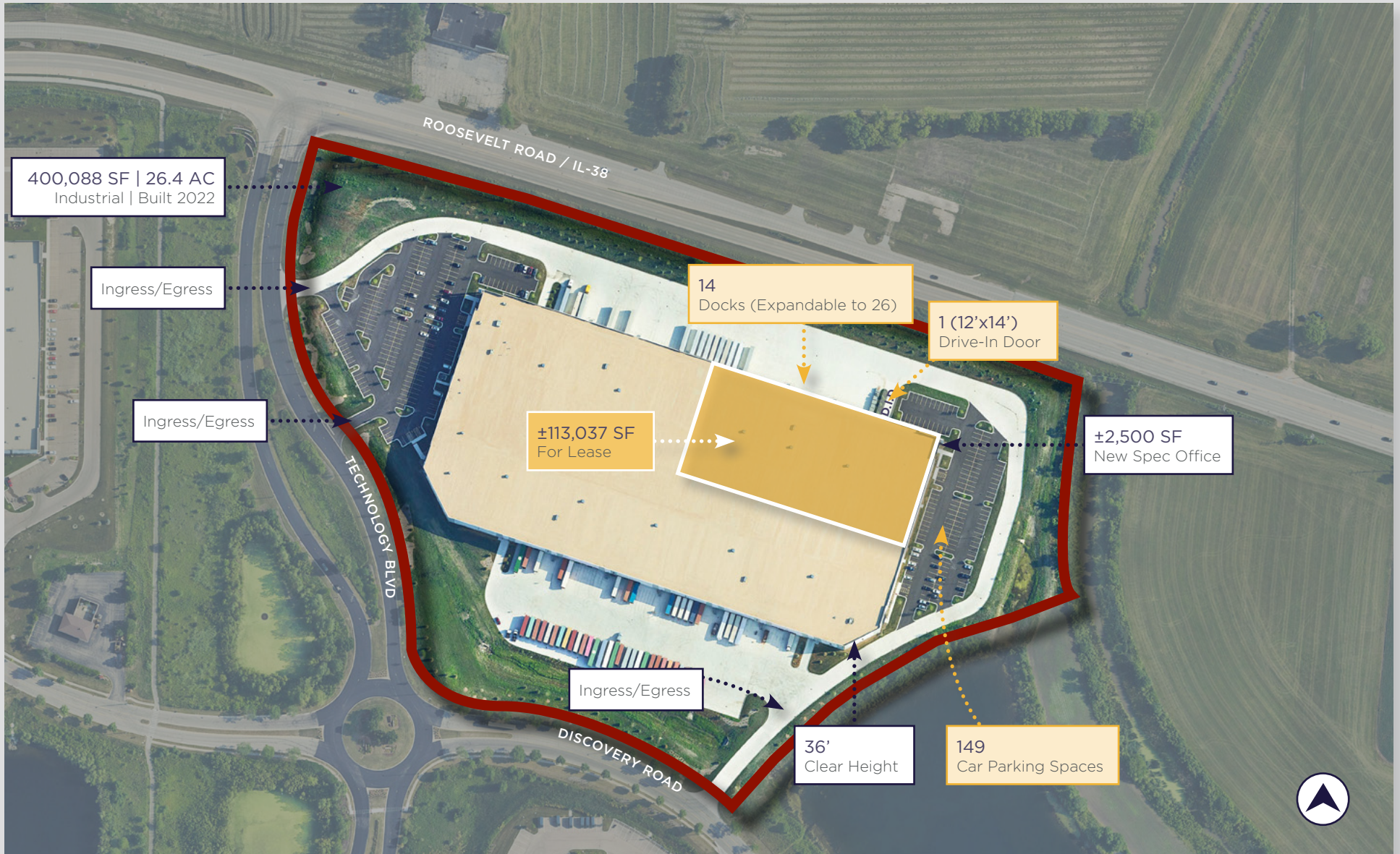




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Option 1

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





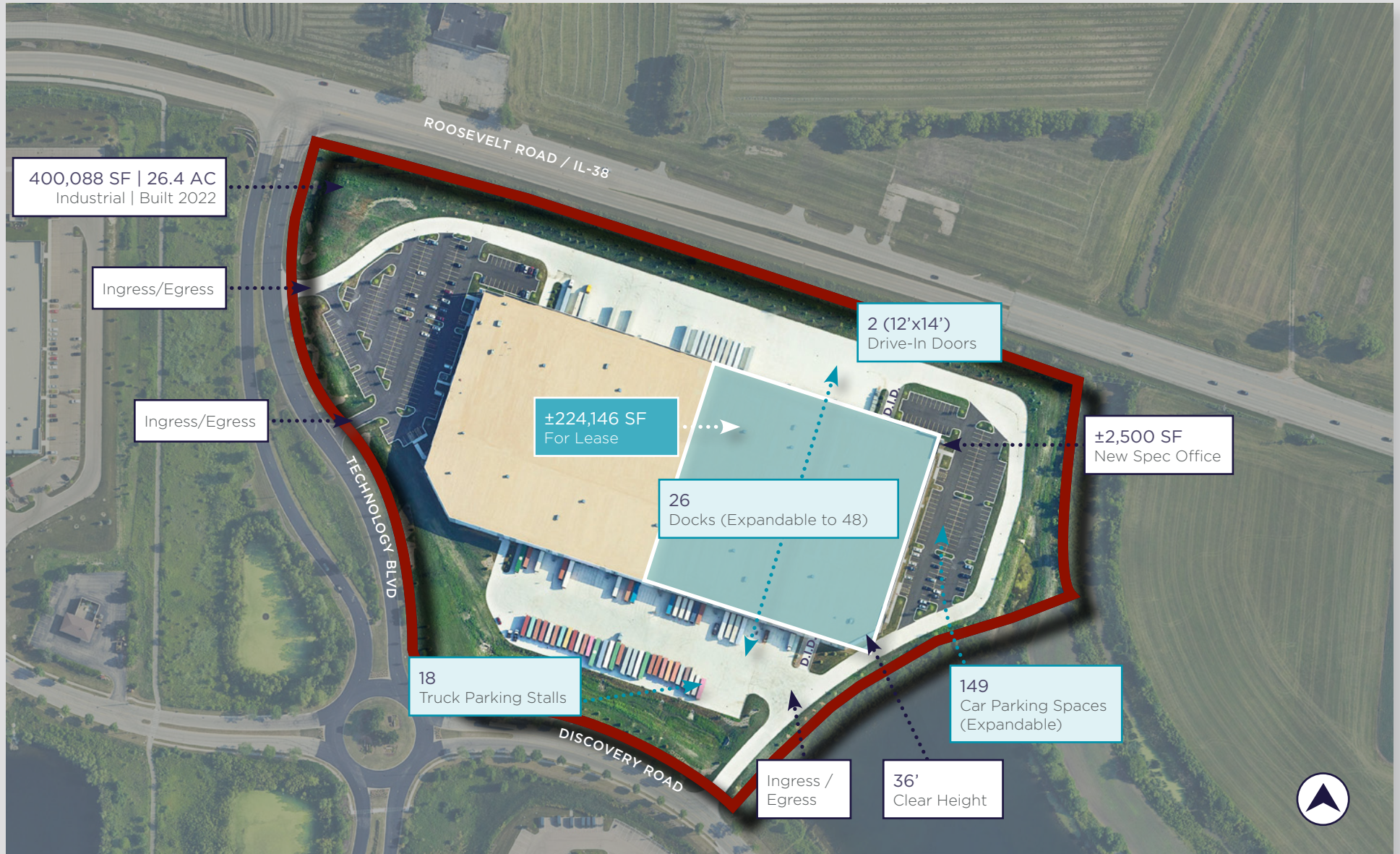
537
DISCOVERY DRIVE

SUITE 200

FOR LEASE | 537 DISCOVERY DR, WEST CHICAGO, IL

Option 2

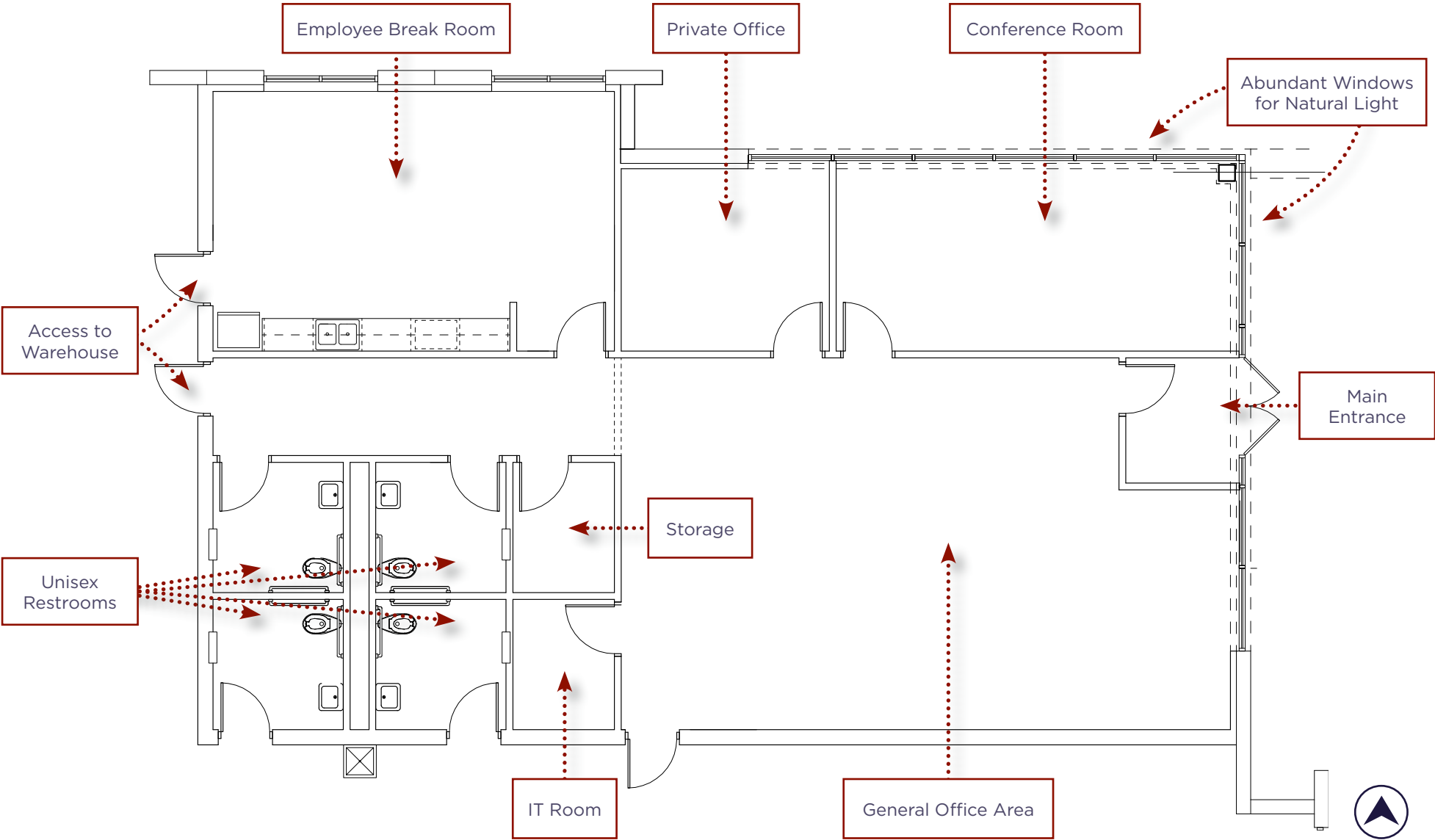
±224,146 SF For Lease | Partial Building



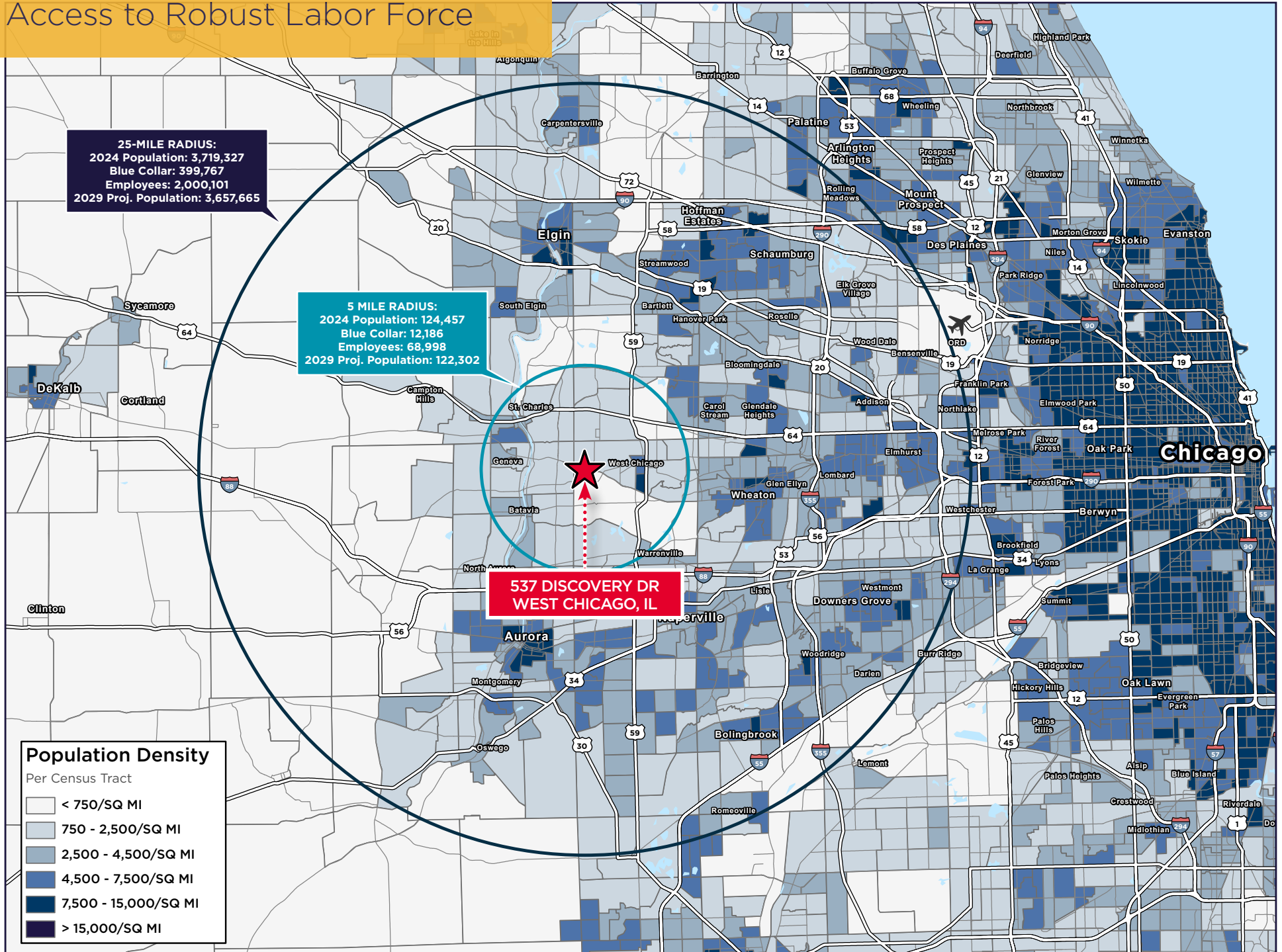


Spec Office Plan

±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



**537 DISCOVERY DR
113,037 SF FOR LEASE**

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

537 Discovery Drive

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

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