

**INDUSTRIAL
SPACE
FOR LEASE**

±22,332 SF

High Ceilings
Ample Power
Heavy Parking

Close Proximity
to I-88 via
Diehl Road



TRANSWESTERN

REAL ESTATE
SERVICES

1220 FRONTENAC ROAD

Naperville, IL 60563

[Property Website](#)

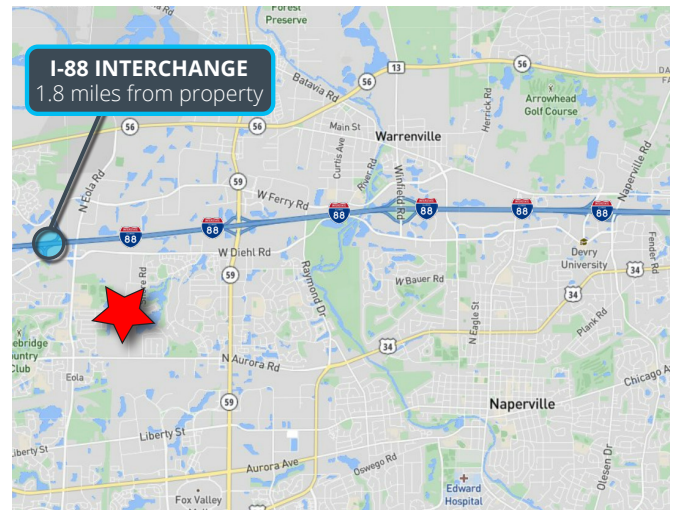


Specifications

- Building Size: ±111,864 SF
- Land Area: ±5.79 AC
- Available Size: ±22,332 SF
- Office Size: ±1,500 SF
- Ceiling Height: 24'
- Loading: 2 Int Docks / 3 DID
- Sprinklers: Wet
- Year Built: 1991
- Construction: Precast
- Zoning: I (Industrial District)
- Heating: Gas Units
- CAM: \$0.88 PSF
- RE Taxes: \$0.95 PSF (2021)
- **Lease Rate: \$6.75 PSF Net**

Highlights

- Hard-to-find ±22,000 SF unit available for lease
- Prestigious Naperville address
- Corner unit
- High ceilings
- Ample power
- Heavy parking
- Low DuPage County taxes
- Close proximity to I-88



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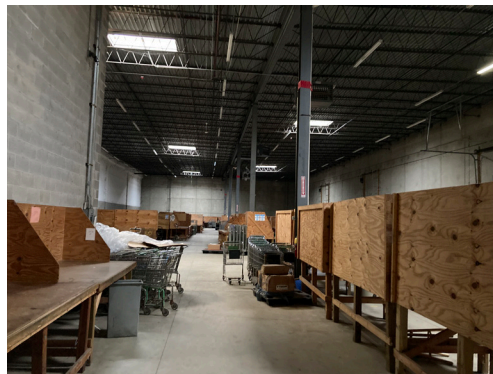
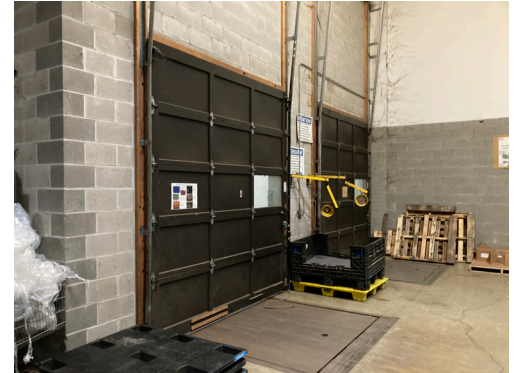
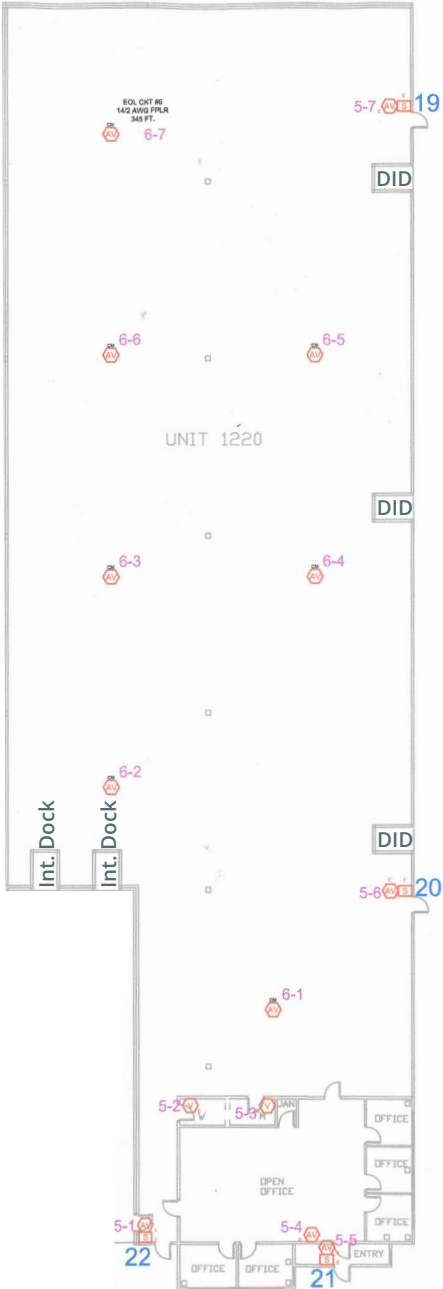
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UNIT LAYOUT & PHOTOS



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