

206 FACTORY ROAD

±39,560 SF Industrial Building Fully Renovated

ADDISON ILLINOIS



3 Months Gross Free Rent for a 5-year Term

Joe Bronson
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- 2021 RENOVATIONS -

Building Systems

- Three forklift chargers included
- New occupancy and motion sensors for LED Smart Lighting in office and warehouse.
- New LED Photocell lighting throughout exterior of building.
- New sprinkler heads and fully wet sprinkler system throughout building.
- ADA compliant parking, doorways, and washrooms
- Smart thermostats in office and warehouse.
- New 5-ton HVAC rooftop units to service office space.
- New sump pump system to support three dock bays.

Warehouse

- New overhead dock doors (power and manual)
- 2 DID bays (power and manual)
- 4 dock bays (power and manual), 3 levelers.
- Barn door in back of building for external access.
- New concrete docks.
- Warehouse heating units (8 total, 4 new and 4 services)
- New fire and exit doors.
- New male and female warehouse washrooms.
- New windows.
- New roof over partial warehouse.

Office

- New vestibule/lobby/store-front entry.
- Office space increased from 1K to 3.2K, open floor plan
- New conference room.
- New floating plank flooring.
- New drop ceiling.
- New ADA washrooms (male and female)
- Office break room
- Two new 5-ton HVAC units for office heating and AC.
- Cat 5e wiring in office (to ensure high speed, reliable connectivity), ready to extend into warehouse.
- New windows throughout office.
- New roof over office and partial warehouse.

Joe Bronson

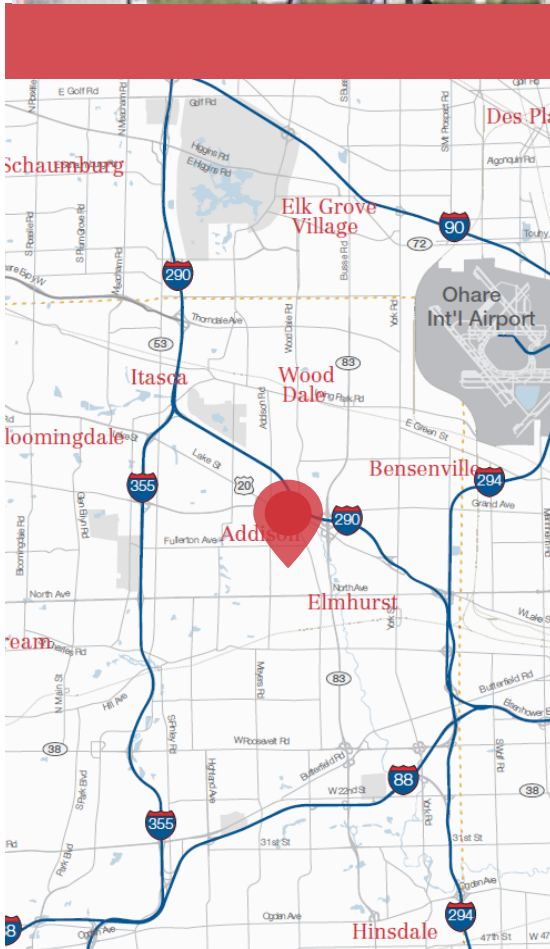
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±39,560 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE

206 Factory Road Addison Illinois



PROPERTY DETAILS

AVAILABLE BUILDING	±39,560 SF
OFFICE SPACE	±3,200 SF
OUTSIDE STORAGE	±10,000 SF
LAND AREA	1.70 ACRES
SPRINKLERED	YES
CLEAR HEIGHT	±45% 16'
CLEAR HEIGHT	±55% 12'
LOADING	5 EXT DOCK POSITIONS
LOADING	2 DRIVE-IN DOORS
POWER	480V, 3-PHASE, 3 WIRE @1,200A
PARKING	±45 SPOTS
YEAR BUILT	BUILT 1958 / RENOVATED 2021
TAXES (2020)	\$37,708.68 (\$0.88 PSF)
COUNTY	DUPAGE COUNTY
ASKING LEASE RATE	\$7.95 PSF GROSS

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