

**INDUSTRIAL/  
FLEX SPACE  
FOR LEASE**

**±1,616 -  
±5,814 SF**

**Make-ready  
Improvements  
Underway**

**Close Proximity  
to O'Hare  
Airport**



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# 770 CHURCH ROAD

Elmhurst, IL 60126

[Property Website](#)

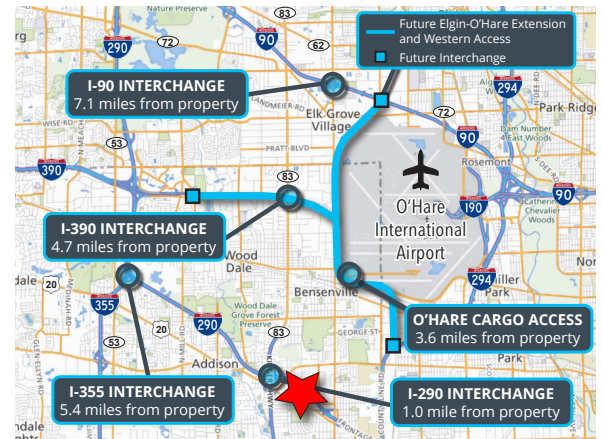


## Specifications

- Building Size: ±27,358 SF
- Land Area: ±1.84 AC
- Available: ±1,616 - ±5,814 SF
- Office Size: To Suit
- Ceiling Height: 12'
- Power: 400 Amps
- Year Built: 1977
- Construction: Masonry
- Zoning: I-1 (Restricted Industrial)
- RE Taxes: \$1.87 PSF (2024)
- **Lease Rate: \$12.50 PSF Net**

## Highlights

- ±1,616 SF / ±2,582 SF / ±3,232 SF / ±4,198 SF or ±5,814 SF for lease
- Make-ready improvements underway
- Drive-in door access available
- Ample parking
- Direct access to I-290
- Close proximity to O'Hare
- Low DuPage County property taxes



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**AERIAL VIEW**



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