



INDUSTRIAL SPACE FOR LEASE

Oakwood Commons Business Center
Westmont, Illinois

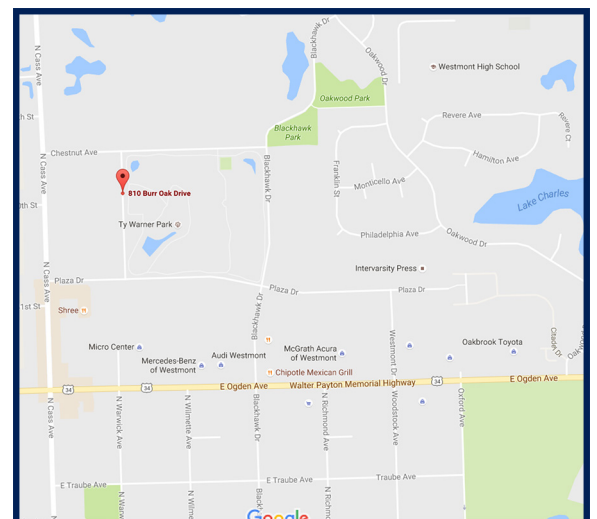
810 Burr Oak Drive, Westmont, Illinois



3,097
square feet

Asking Rental Rate
\$10.00 Gross!

- 4-building complex that contains a total of 32 units
- Located 1/4 mile north of Ogden Ave. on the east side of Cass Ave.
- Contains 3,097 square feet
- Adjacent to award-winning Ty Warner Park
- Great access to I-88, I-294 and I-355
- 14' clear ceiling heights
- Loading is a drive-in door
- Ten minutes from Oakbrook Mall



FOR ADDITIONAL INFORMATION CONTACT: **Brian Butler**

The Butler Group | 243 Burlington Ave, Clarendon Hills, IL 60514 | **Phone** 630.321.9500 | **Fax** 630.321.9501 | **Email** bbutler@thebutlergroup.net

The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.

INDUSTRIAL SPACE FOR LEASE

Oakwood Commons Business Center 810 Burr Oak Drive, Westmont, Illinois

Location	Oakwood Commons Business Center is located 1/4 mile north of Ogden Avenue, on the east side of Cass Avenue. Burr Oak Drive is a north-south street that connects Plaza Drive and Chestnut Avenue.
Complex Description	Oakwood Commons is a four (4) building, all-brick complex that contains 32 industrial units. Unit sizes range from 1,900 to 3,900 square feet.
Unit Description	Unit 810 contains 3,097 square feet currently built out with one (1) private office, open office, and warehouse area. The unit also contains two (2) bathrooms (see attached plan).
Zoning	The property is zoned "M" manufacturing in the Village of Westmont
Ceiling Height	14' clear
Utilities	Tenant is responsible for gas and electric, which is separately metered and billed directly to tenant
Loading	Drive-in dock
HVAC	The office is air-conditioned, and the warehouse area is heated by ceiling-hung, gas forced-air units
Sprinklers	The building is fully sprinklered.
Asking Rental Rate	\$10.00 per square foot modified gross
Comment	Oakwood Commons is a great location with excellent access to I-88, I-294 and I-355. It is also 10 minutes from the OakBrook Mall with its fine shopping, dining and lodging. The property is across from Ty Warner Park.

FOR ADDITIONAL INFORMATION

Brian Butler

Phone
630.321.9500

Fax
630.321.9501

Email
bbutler@thebutlergroup.net

The above listing information was obtained from a source deemed reliable. However, The Butler Group shall assume no liability for its accuracy. The above information is subject to change or withdrawal without further notice.

←^N 3,097 RSF | Suite 810

