



# INDUSTRIAL SPACE FOR LEASE

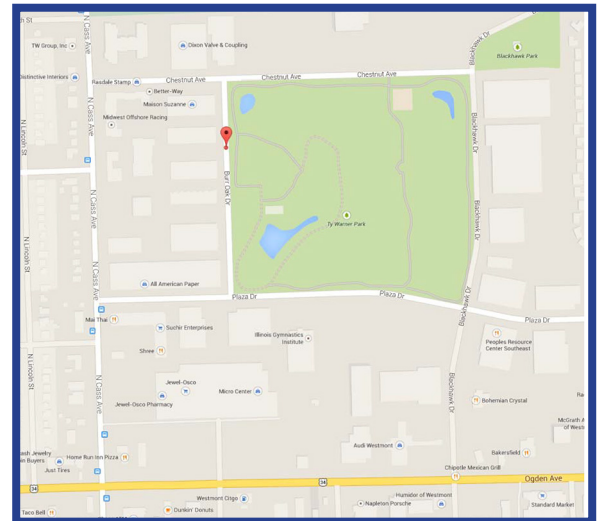
Oakwood Commons Business Center

Westmont, Illinois

756-816 Burr Oak Drive, Westmont, Illinois



- 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.
- Unit sizes from 1975 to 3535 square feet
- Adjacent to award-winning Ty Warner Park
- Great access to I-88, I-294 and I-55
- 14' clear ceiling heights
- Units have a dock door or drive-in door
- Ten minutes from Oakbrook Mall
- Fully-sprinklered building



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](mailto:bbutler@thebutlergroup.net)

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## INDUSTRIAL SPACE FOR LEASE

### Oakwood Commons Business Center 756-816 Burr Oak Drive, Westmont, Illinois

<b>Location</b>	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 Street.
<b>Complex Description</b>	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.
<b>Zoning</b>	The property is zoned "M" manufacturing in the village of Westmont.
<b>Ceiling Height</b>	14' clear.
<b>Utilities</b>	Tenant is responsible for gas and electric, which is separately metered and billed directly to tenant.
<b>Loading</b>	Drive-in door or dock door.
<b>HVAC</b>	The office space is air-conditioned, and the warehouse area is heated by ceiling-hung, gas forced-air units.
<b>Sprinklers</b>	The building is fully-sprinklered.
<b>Asking Rental Rate</b>	\$10.00 per square foot modified gross.
<b>Available Space:</b>	Seven (7) units are available. See details on next page.
<b>Comment</b>	Oakwood Commons is a great location with excellent access to I-88, I-294 and I-55. 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

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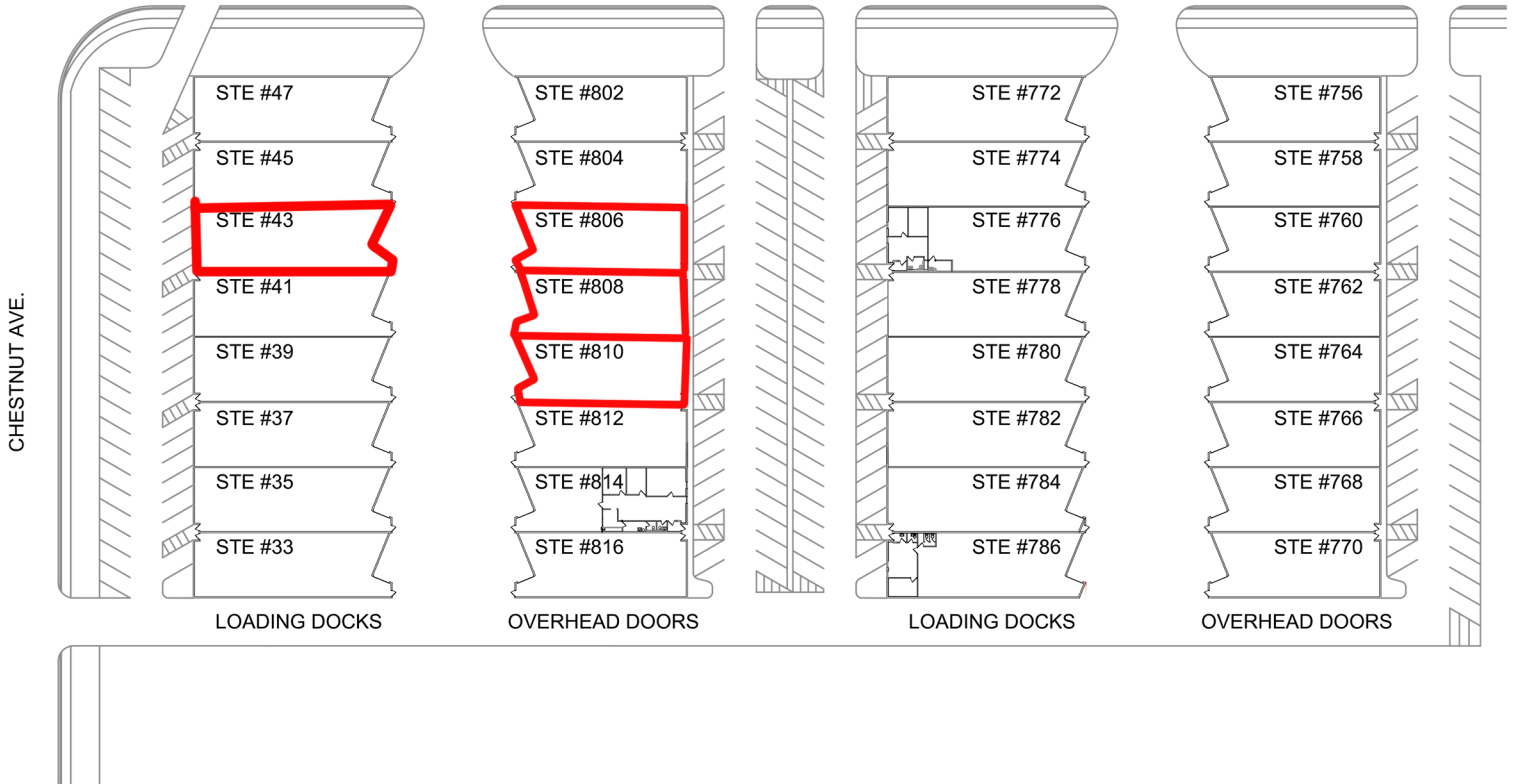
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# Oakwood Commons Business Center Available Units

## OAKWOOD COMMONS

33-47 CHESTNUT AVE. 756-816 BURR OAK DR.  
WESTMONT, ILLINOIS

BURR OAK DRIVE



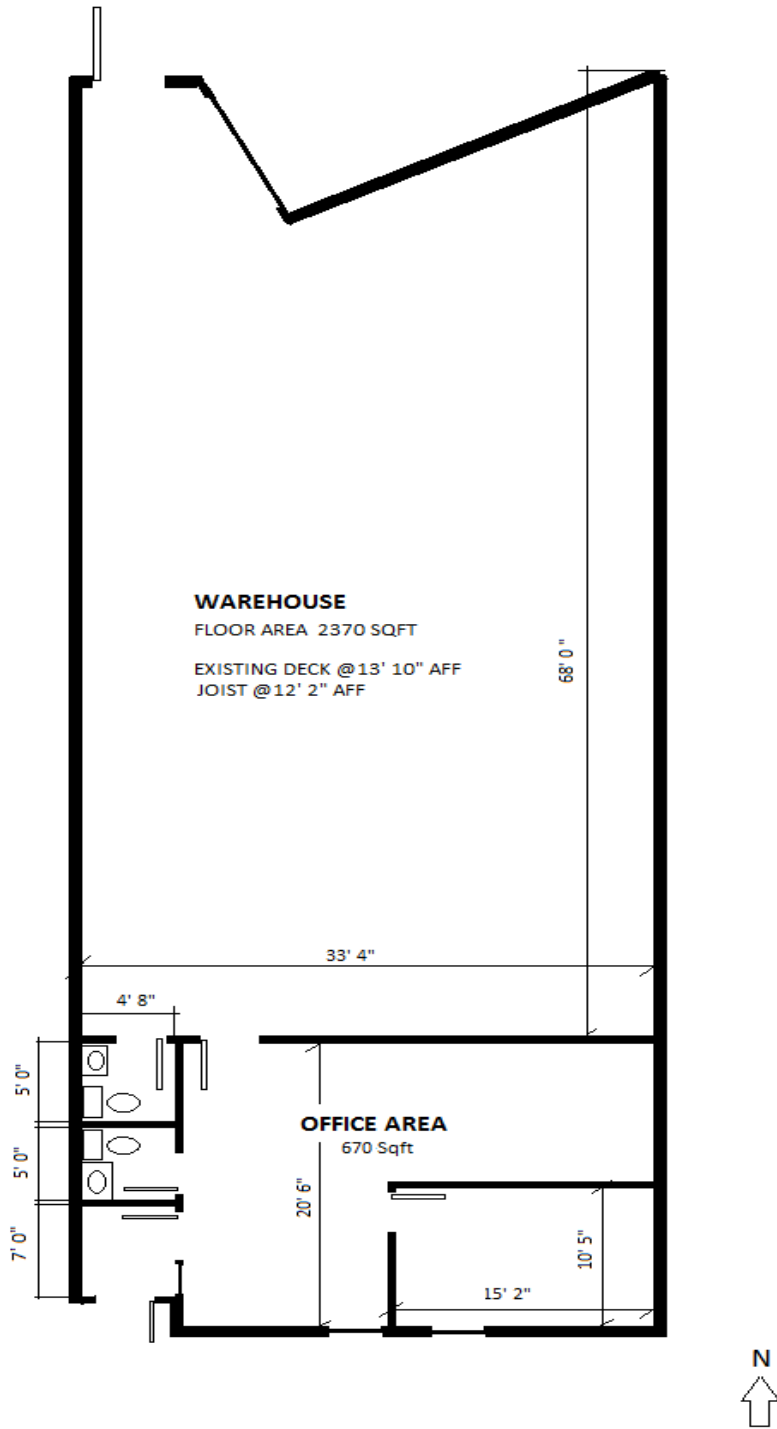
**A+M ARCHITECTS, LLC**

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Date: 04-30-20
Dwg: 20-044
Drawn by: AA
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Unit Number	Square Footage	Door/Dock	Availability
806 Burr Oak	3,119	Overhead door	7/1/20 (estimated)
808 Burr Oak	3,119	Overhead door	10/1/20 (estimated)
810 Burr Oak	3,097	Overhead door	10/1/20 (estimated)
39 Chestnut St.	3.859	Loading dock	1/15/21 (estimated)



**Suite 810 Oakwood Commons**  
 at 810 N. Burr Oak , Westmont , IL