

±6,412 SF
OFFICE
SPACE

FOR
LEASE

LOW
DUPAGE
COUNTY
TAXES

NEW ROOF
WITH
WARRANTY



TRANSWESTERN

REAL ESTATE
SERVICES

8140 CASS AVENUE

Darien, IL 60561

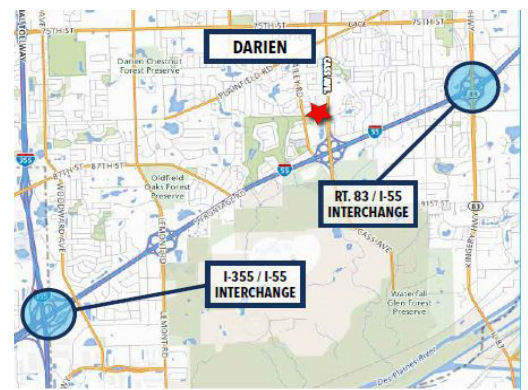


SPECIFICATIONS

- Building Size: ±6,412 SF
- Land Area: ±0.68 AC
- Construction: Reinforced concrete
- Parking: 28 Spaces
- Year Built: 1988
- RE Taxes: \$2.32 (2018)
- Operating Expenses: \$0.75 PSF (Est.)
- Asking Lease Rate: \$15.95 NNN

HIGHLIGHTS

- Hard to find free standing facility in DuPage County
- Large diesel backup generator
- Great access to major expressways
- New roof (2018)
- Great curb appeal



Contact Information:

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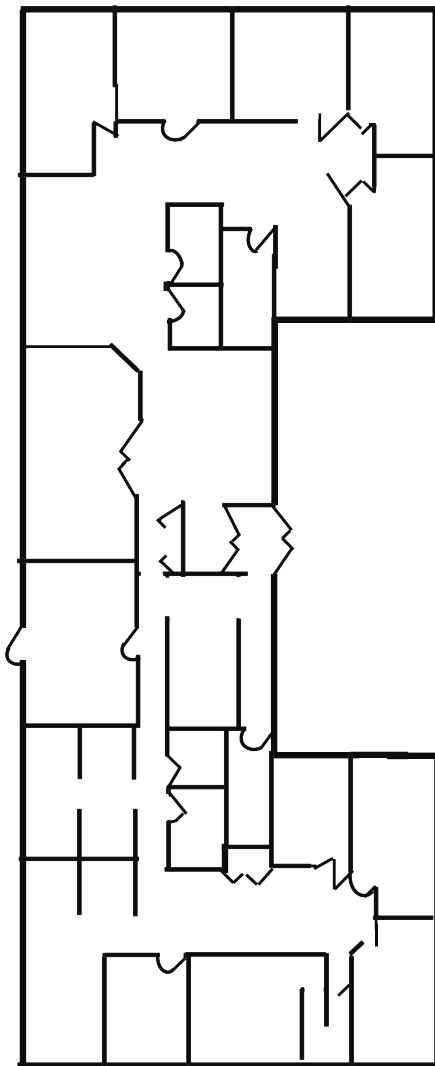
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Building Layout



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