



57,351 SF AVAILABLE FOR LEASE

**375 VILLAGE DRIVE**  
**CAROL STREAM, IL**



CUSHMAN &  
WAKEFIELD



# 375 VILLAGE DRIVE CAROL STREAM, IL

## Property Features

Building Size:	57,351 SF
Space Available:	57,351 SF
Main Office Size:	4,551 SF
Warehouse Office Size:	2,136 SF
Clear Height:	30'
Loading Docks:	3 Interior Docks
Drive-in Doors:	2
Car Parking:	66 Spaces (Expandable)
Power:	800 Amps
Operating Expenses:	\$0.82 PSF
Real Estate Taxes:	\$1.80 PSF
Ownership:	Owned & Managed by Elion Partners
Lease Rate:	Subject to Offer

### Comments:

- Expansion & Outside Storage Opportunity
- Rare Stand-Alone Facility
- Outstanding Central DuPage Location
- Easy Access to I-355 from Army Trail or North Avenue



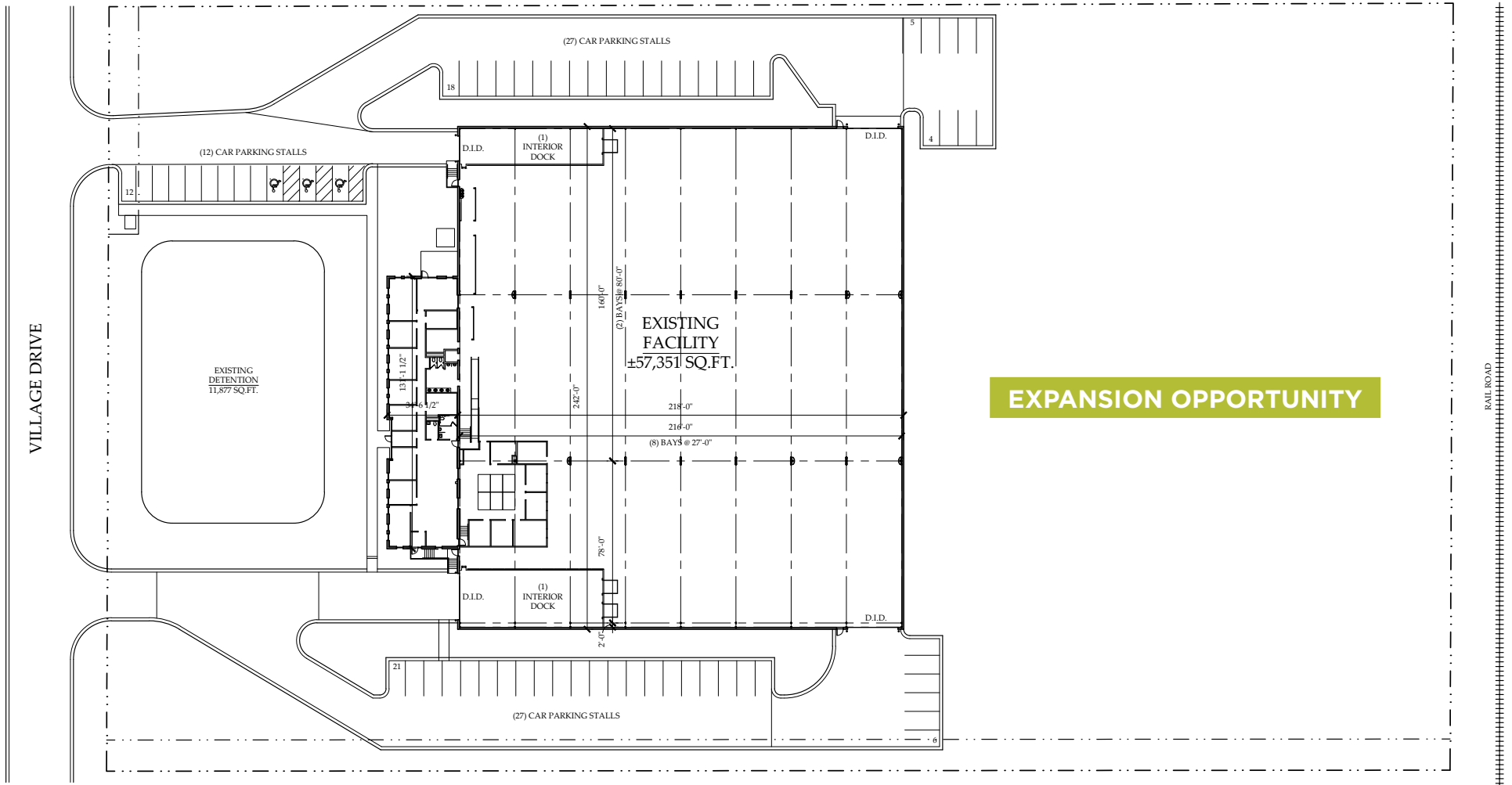
**EXPANSION OPPORTUNITY**



**DRIVE-IN-DOOR**

# 375 VILLAGE DRIVE CAROL STREAM, IL

## Existing Site Plan

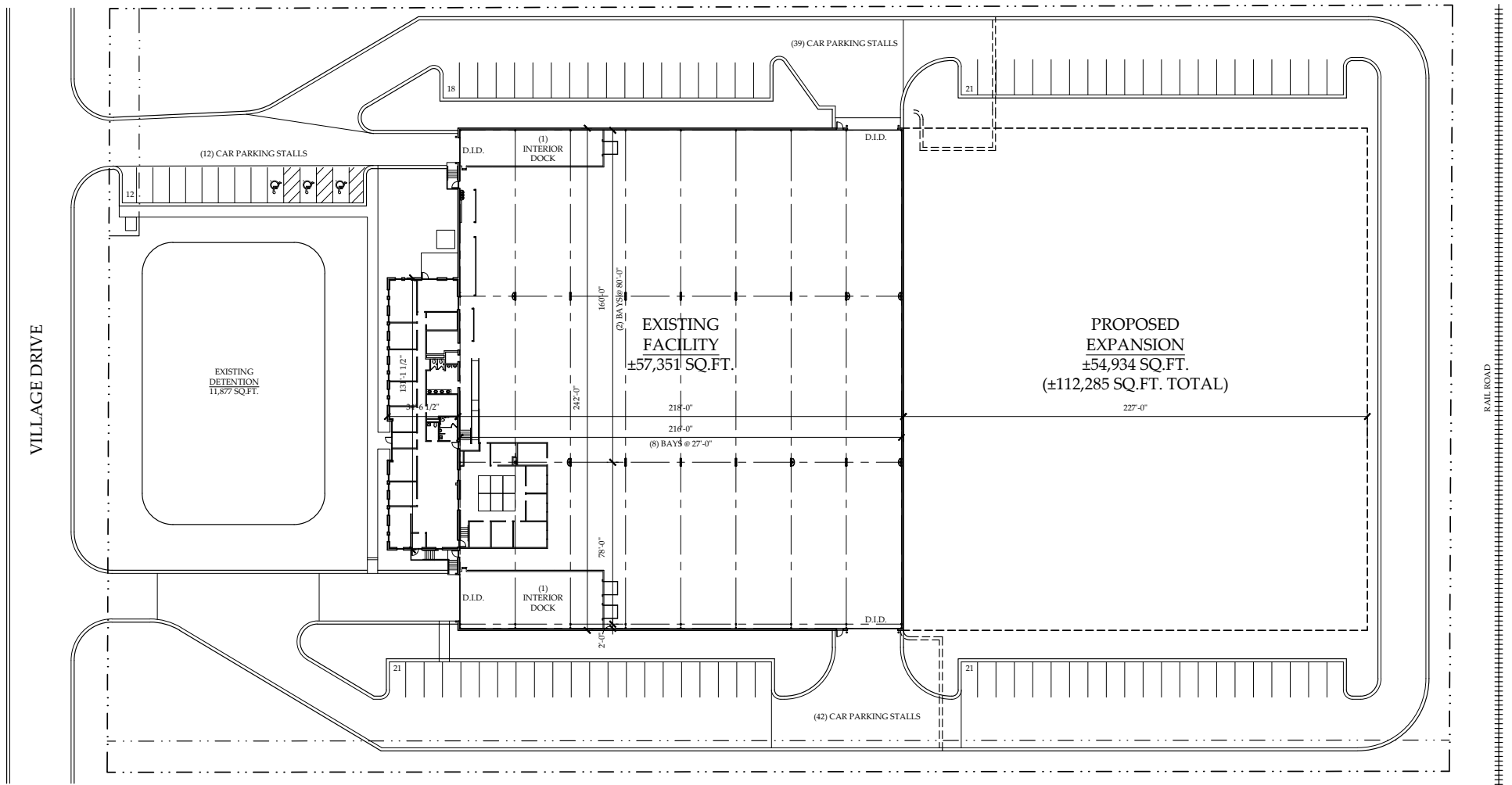


Flexible site plan with # acres of additional land onsite for building and/or parking expansions.



# 375 VILLAGE DRIVE CAROL STREAM, IL

## Expansion Option | Building Expansion

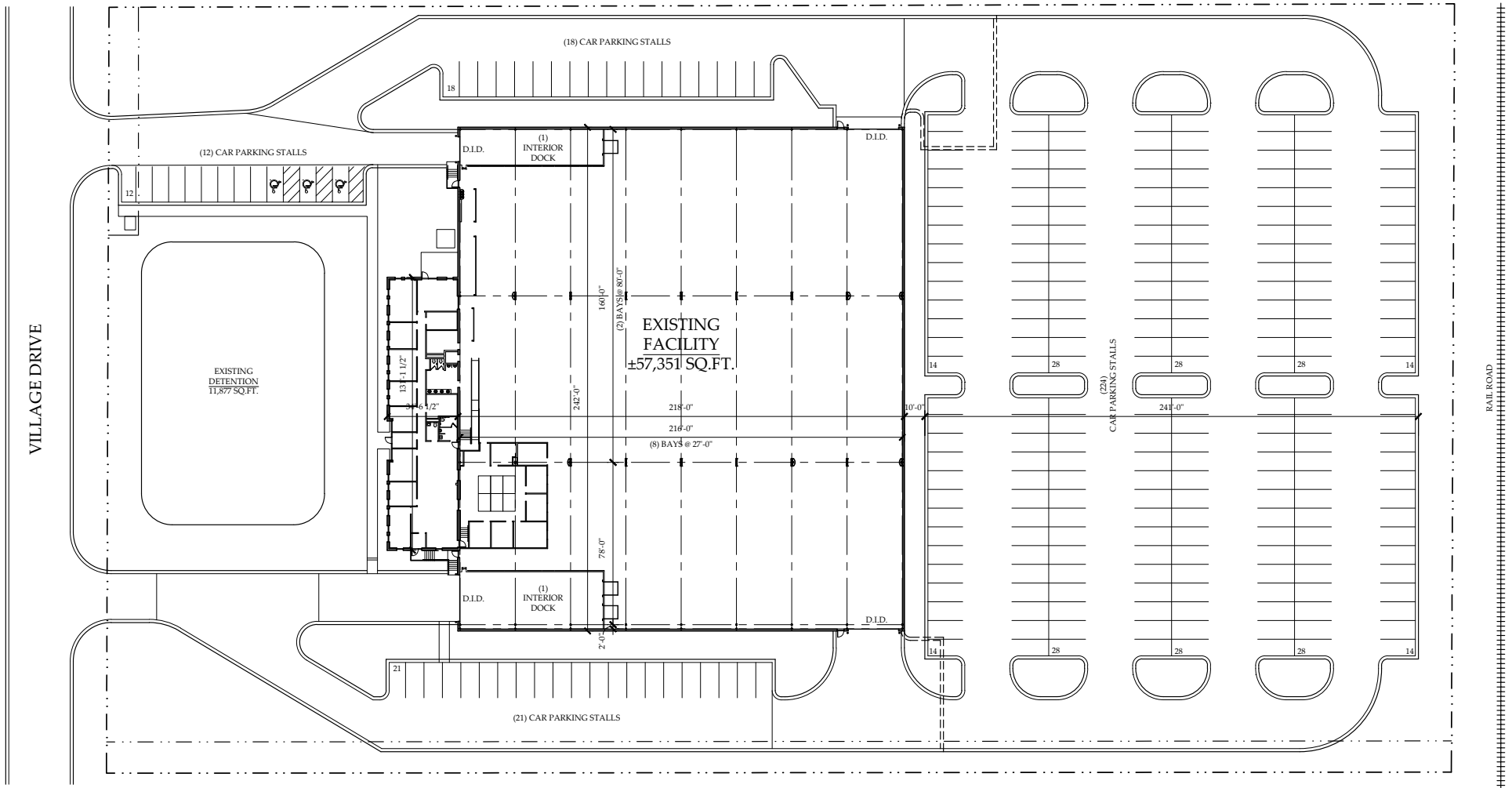


The property can accommodate a building expansion of up to 54,934 SF—offering users a total of 112,285 SF.



# 375 VILLAGE DRIVE CAROL STREAM, IL

## Expansion Option | Car Parking Expansion

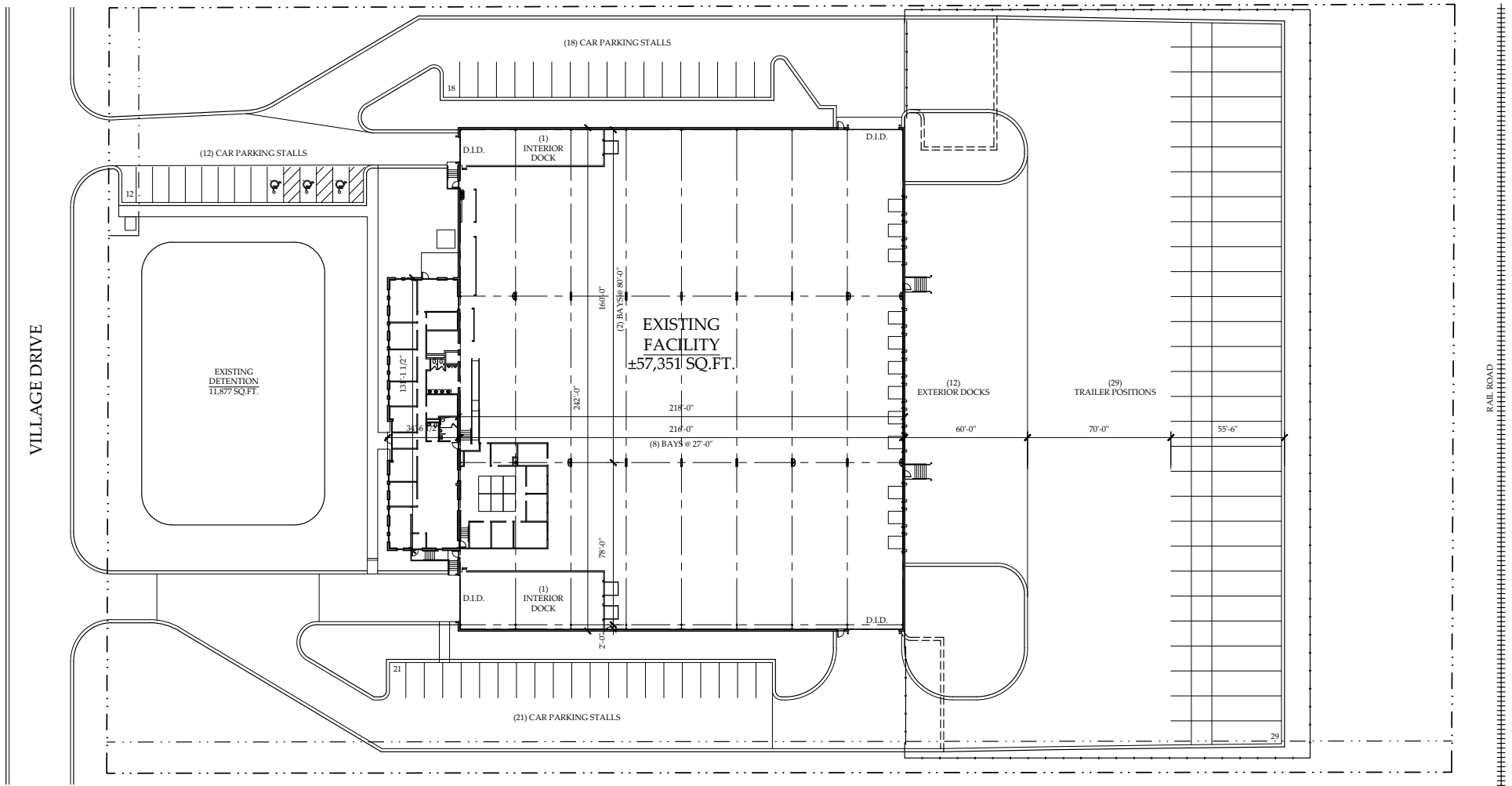


The property can accommodate a parking expansion of 224 stalls—offerings users a total of 275 spaces.



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## Expansion Option | Exterior Dock & Trailer Expansion

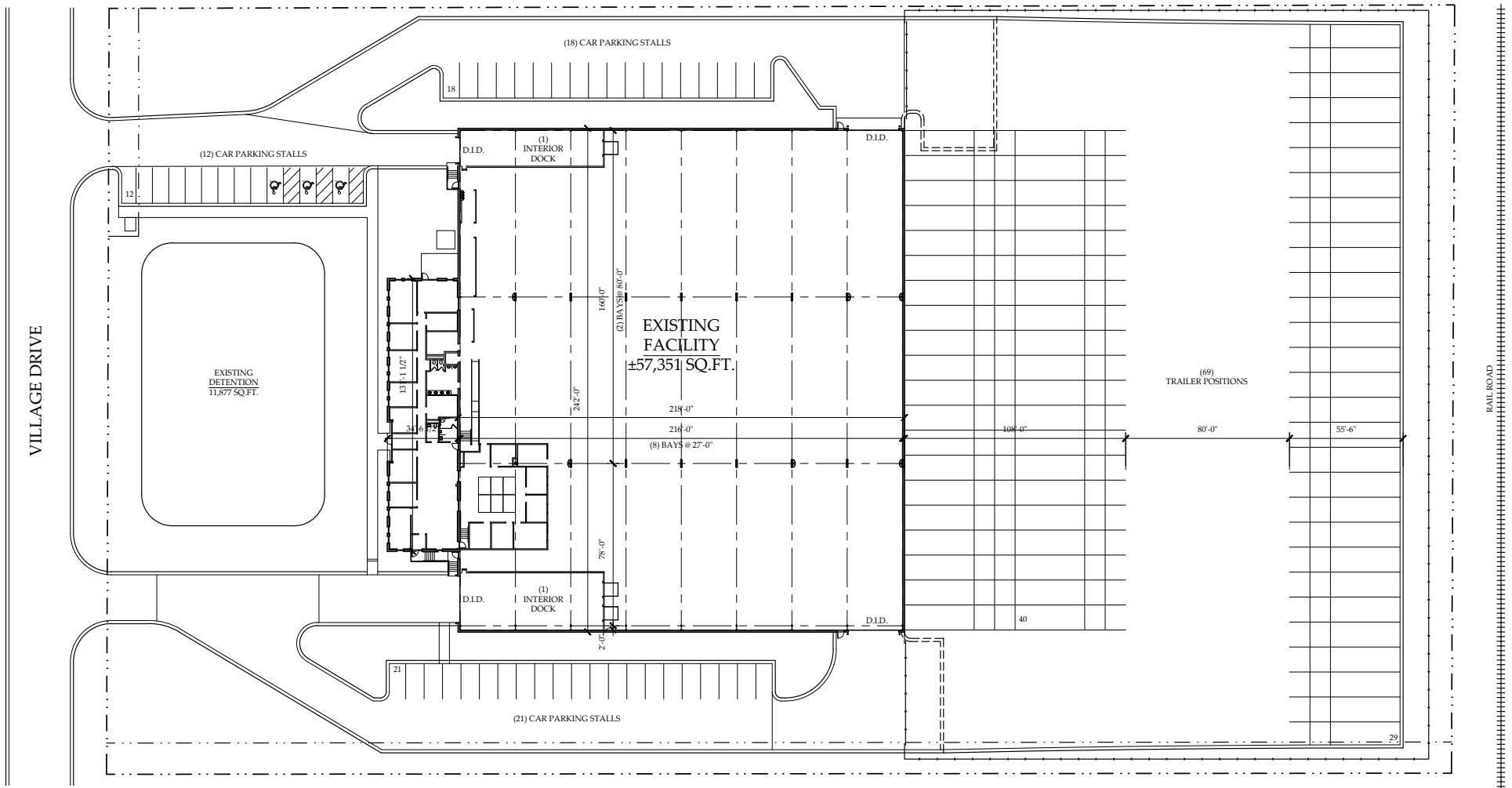


The property can accommodate 12 additional exterior docks and 29 trailer stalls at east side of existing building.



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## Expansion Option | Trailer Parking Expansion: 69 Trailer Stalls



The property can accommodate up to 69 trailer parking stalls at east side of existing building.



# 375 VILLAGE DRIVE CAROL STREAM, IL

I-355: 7.6 MILES  
I-290: 12.9 MILES  
I-294: 32.0 MILES

57,351 SF  
AVAILABLE

## Corporate Neighbors



Mercedes-Benz







**FOR MORE INFORMATION, CONTACT:**

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