

Available for Lease

825-845 Hawthorne Lane

West Chicago, Illinois

**MIDWEST**  
INDUSTRIAL FUNDS  
REAL ESTATE INVESTMENT & DEVELOPMENT

26,343 SF Available



### Building Specifications:

Total Building Size:	157,779 SF on 8.1 Acres
Clear Height:	22'
Loading:	12 Interior Docks & 6 Drive-in Doors
Fire Suppression:	Wet System
Electrical:	2,800 Amps, 277/240 Volts, 3-Phase Service
Parking:	167 Cars & Trailer Parking
Available Space:	<ul style="list-style-type: none"><li>• Suite 833</li><li>• 26,343 SF, including 1,550 SF Office</li><li>• 800 Amps, 277/480 Volts, 3-Phase Service</li><li>• 2 Interior Docks &amp; 1 Drive-in Door (12' x 14')</li></ul>
Lease Rate:	\$6.95 PSF Gross (Including Current Taxes & CAM)
Comments:	<ul style="list-style-type: none"><li>• Above-Standard Car/Trailer Parking</li><li>• Exterior Renovations Include New Architectural Metal Panel Facade, LED Lighting, New Windows, Parking Lot Resurfacing</li><li>• Interior Renovations Include Energy-Efficient Lighting and Remodeled Office</li><li>• Professionally Owned and Managed by Midwest Industrial Funds</li></ul>

### For Leasing Information Contact:

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

Michael J. Androwich, Jr.  
Email: [mjandrowich@lee-associates.com](mailto:mjandrowich@lee-associates.com)  
Direct: 773.355.3047

Midwest Industrial Funds | 1301 W. 22nd Street, Suite 711, Oak Brook, IL 60523 | [www.midwestindustrialfunds.com](http://www.midwestindustrialfunds.com)

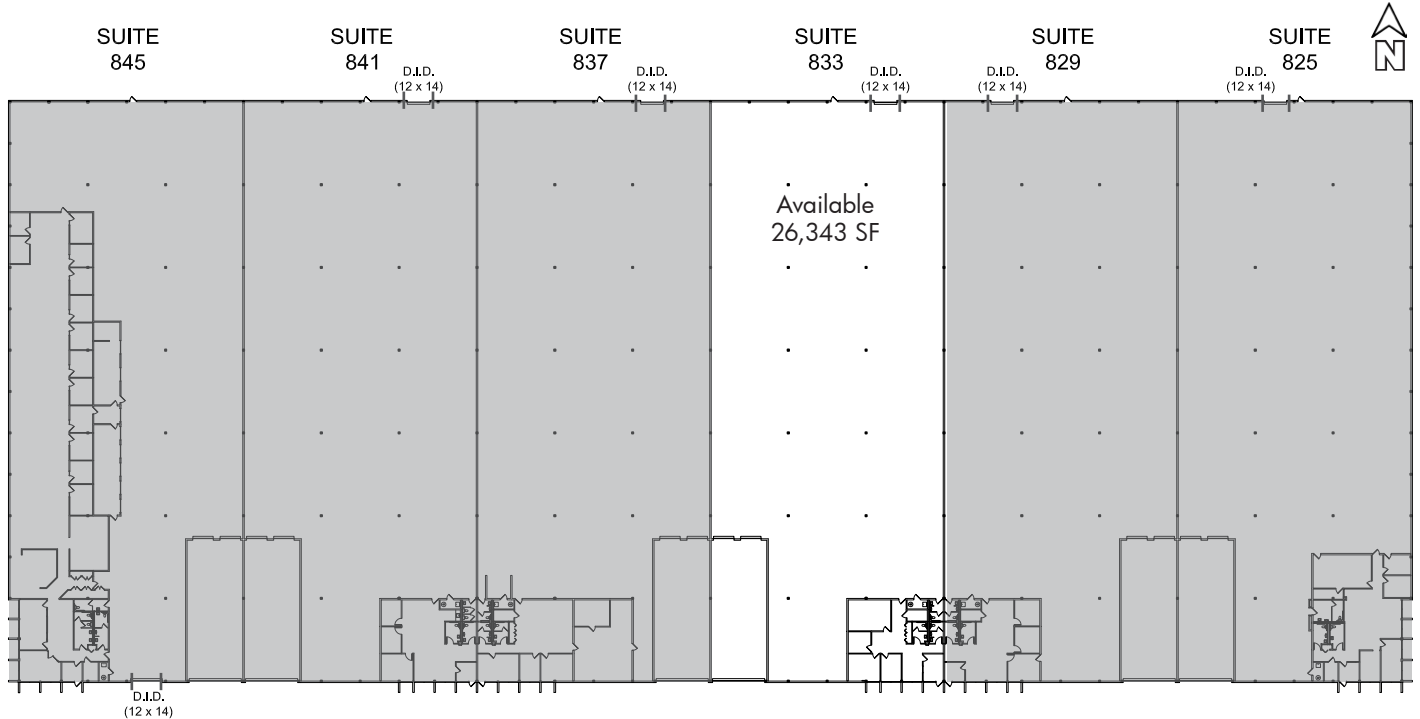
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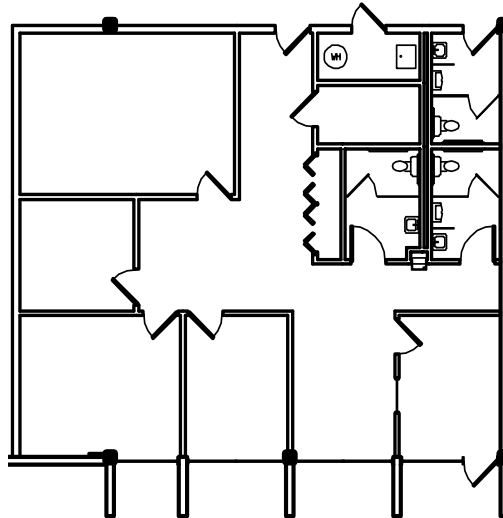
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## Floor Plan



## Office Plan



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## Standard Office Improvements



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