

**FOR LEASE**  
**37,287 SF**

**OUTDOOR STORAGE**

**ELMHURST, IL**

**857 N. LARCH AVENUE**

**LEASE RATE**  
Subject To Ask

## COMMENTS

- Available September 1, 2025
- Open, Efficient Warehouse Layout
- Business Park Setting with Immediate Access to I-290 and I-294, and IL-83
- Low, Stable DuPage County Real Estate Taxes
- Minutes from O'Hare International Airport and Bensenville Intermodal
- +/- 17,500 SF Fenced Yard Space Available
- Professionally Owned and Managed

## BUILDING DETAILS

Building Size	37,287 SF
Office Size	4,506 SF
Clear Height	16'
Loading	2 Interior Docks / 2 (12' w x 14' h) Drive-in Doors
Power	800-Amp 120/240V, 3-Phase
Parking	21 Spaces +/- Additional 22 Spaces



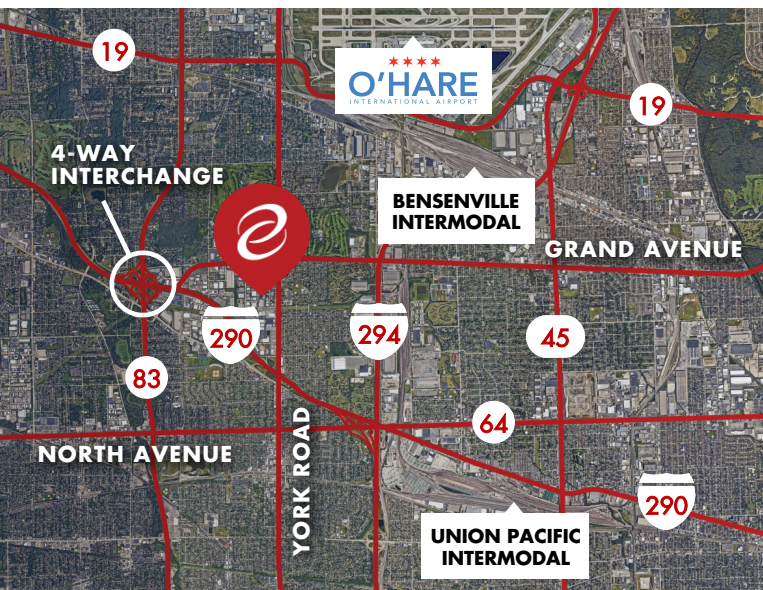
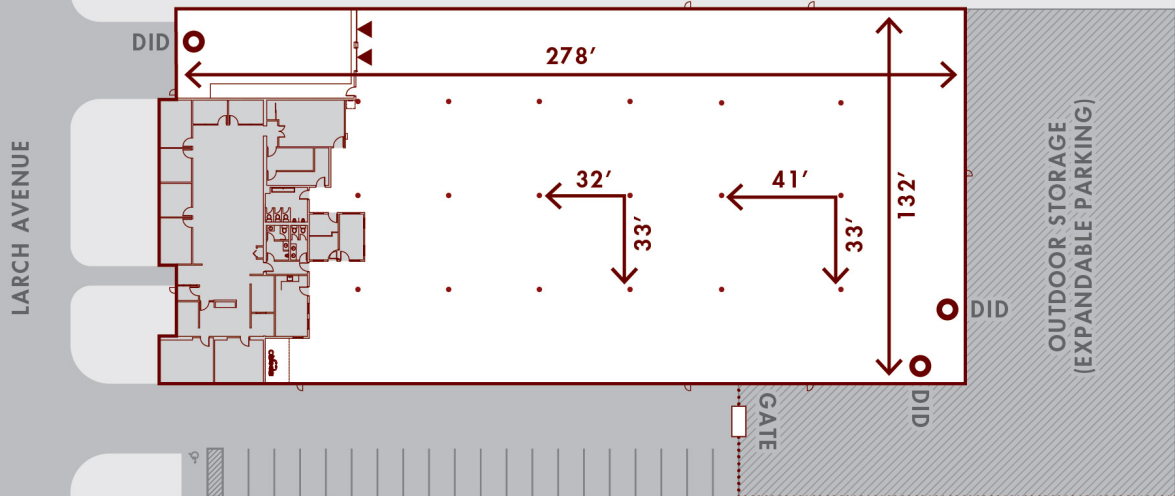
**TRANSWESTERN**





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## 37,287 SF



**JUSTIN LERNER**

Transwestern  
Justin.Lerner@Transwestern.com  
847-588-5665

**JOE KARMIN**

Transwestern  
Joe.Karmin@Transwestern.com  
847-588-5670

**ROSS LEHRMAN**

Transwestern  
Ross.Lehrman@Transwestern.com  
847-588-5671

**MATT KNOFF**

Venture One Real Estate  
MattK@VentureOneRE.com  
612-462-4859

