



For Lease

1033 IL-Route 83, Elmhurst, IL

4,000 SF warehouse + 8,000 SF outdoor storage on major corridor

Property Overview



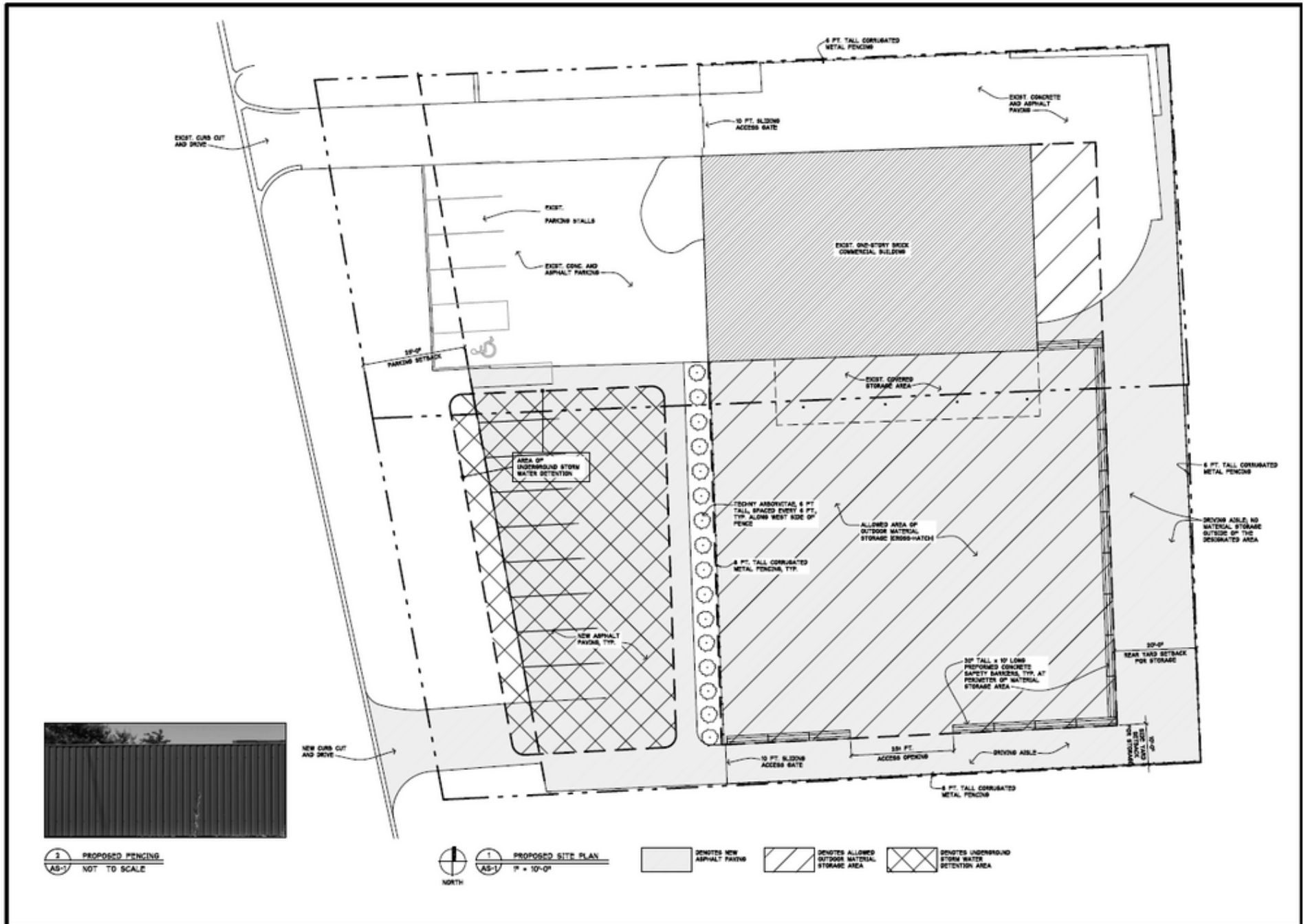
Experience unparalleled operational versatility at 1033 IL-Route 83. Featuring 4,000 SF of contemporary warehouse facilities paired with 8,000 SF of authorized exterior storage area. This unique opportunity delivers the seamless indoor/outdoor functionality that contractors, distributors, and light manufacturing businesses require to enhance their operations, all while benefiting from prime exposure along the heavily traveled Route 83 corridor.

Available end of Q2 2026

Specifications

Total Building Size	4,000 SF (50' x 80')
Warehouse Space	3,400 SF
Office Space	600 SF (climate-controlled)
Drive in Doors	Two (2) (16'W x 13'H)
Clear Height	15'
Electrical Service	200A
Outdoor Storage	0.4 AC (secured)
Year Built	1986
Zoning	C3A

Site Plan

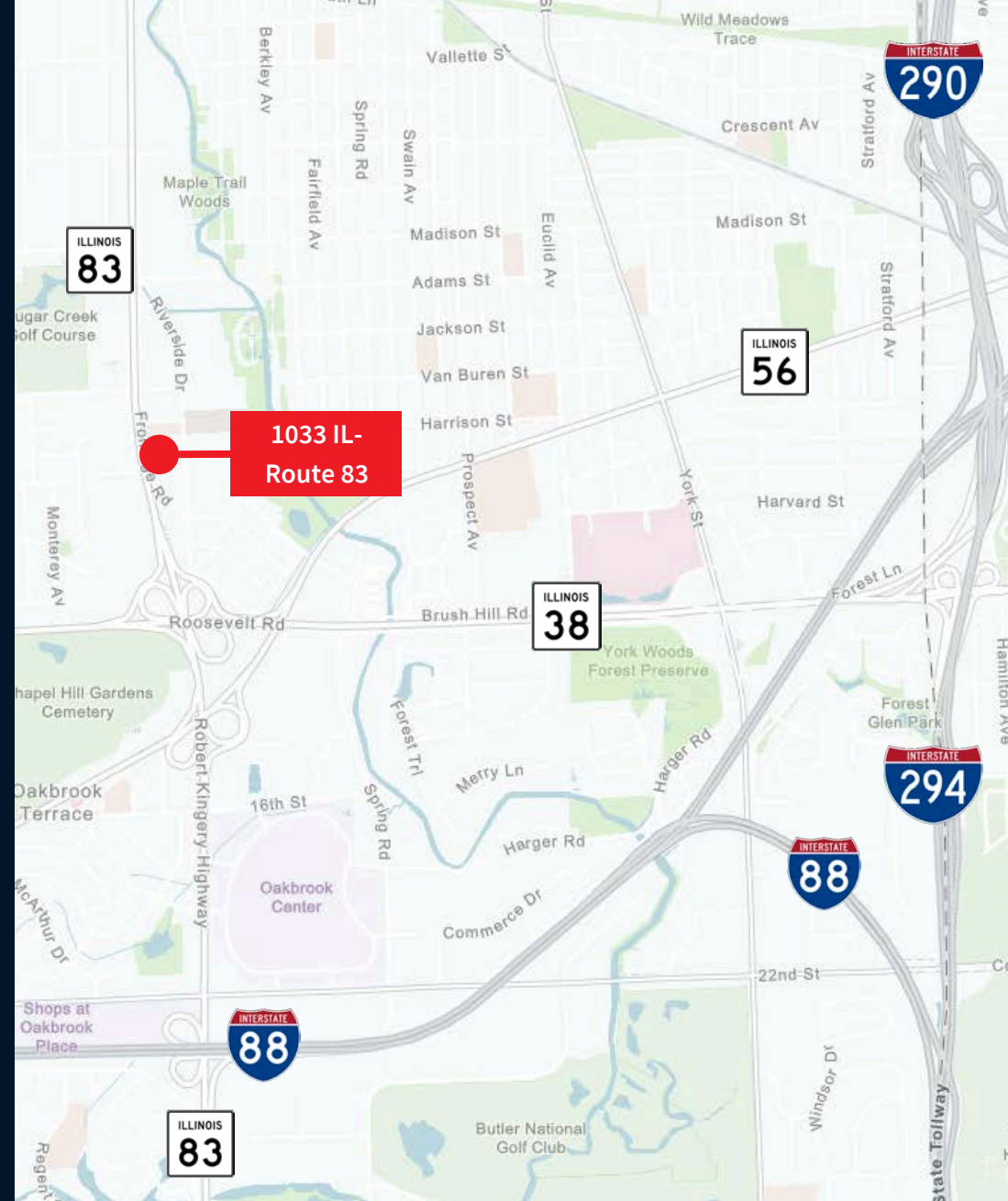


Location & Accessibility

- O'Hare International Airport: 15-minute drive time
- Oakbrook Center: 5 minute drive to major retail/dining district
- Downtown Elmhurst: Walking distance to municipal services
- Metra Access: Elmhurst station provides Chicago connectivity

Highway Connectivity

- I-88 (East-West Tollway): 2 miles south - connects to Aurora, Naperville, Chicago
- I-290 (Eisenhower Expressway): 3 miles north - direct downtown Chicago access
- I-355 (Veterans Memorial Tollway): 4 miles west - north-south corridor to I-80
- Route 83 (Kingery Highway): Major north-south arterial with consistent traffic flow



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