



Colliers

For Lease

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1711 Norwood Ave Itasca, IL

Property Overview:

- Total Building: 32,427 SF
- Total Site Size: 2.51 acres
- Lease Rate: \$12.50 PSF modified gross

Warehouse:

- 18' Ceiling Height
- 2 Interior Docks
- 56 Car Parking
- Ability to park 10+ trailers on-site
- 2,000 Amps/480 Volt
- Fully sprinklered (.25 GPM at 2,000 SF discharge rate)
- 1 Drive-In Door

Office:

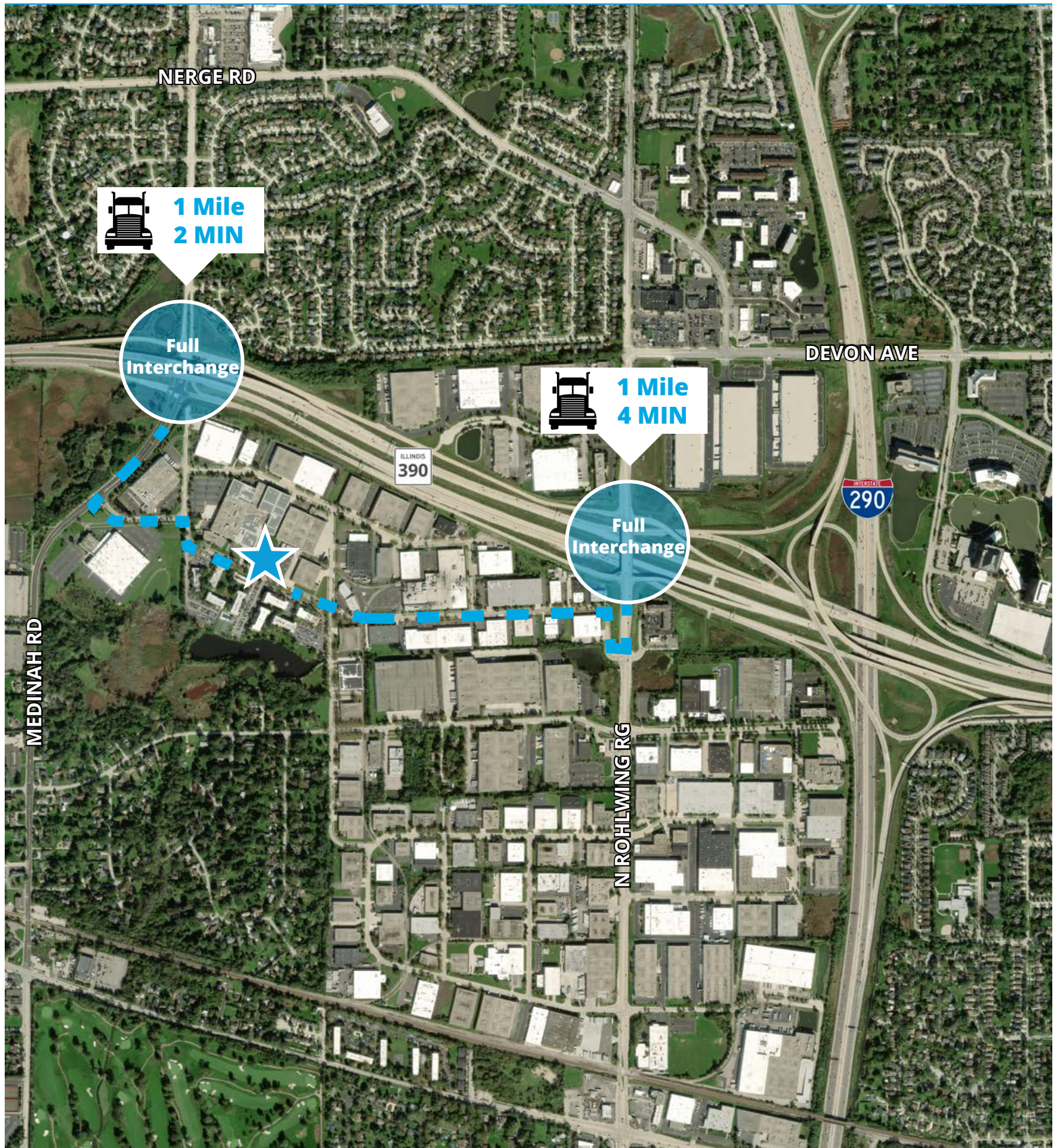
- 2,500 SF Office

Highlights:

- New roof installed 2022
- Property Taxes: \$1.47 PSF (2024)

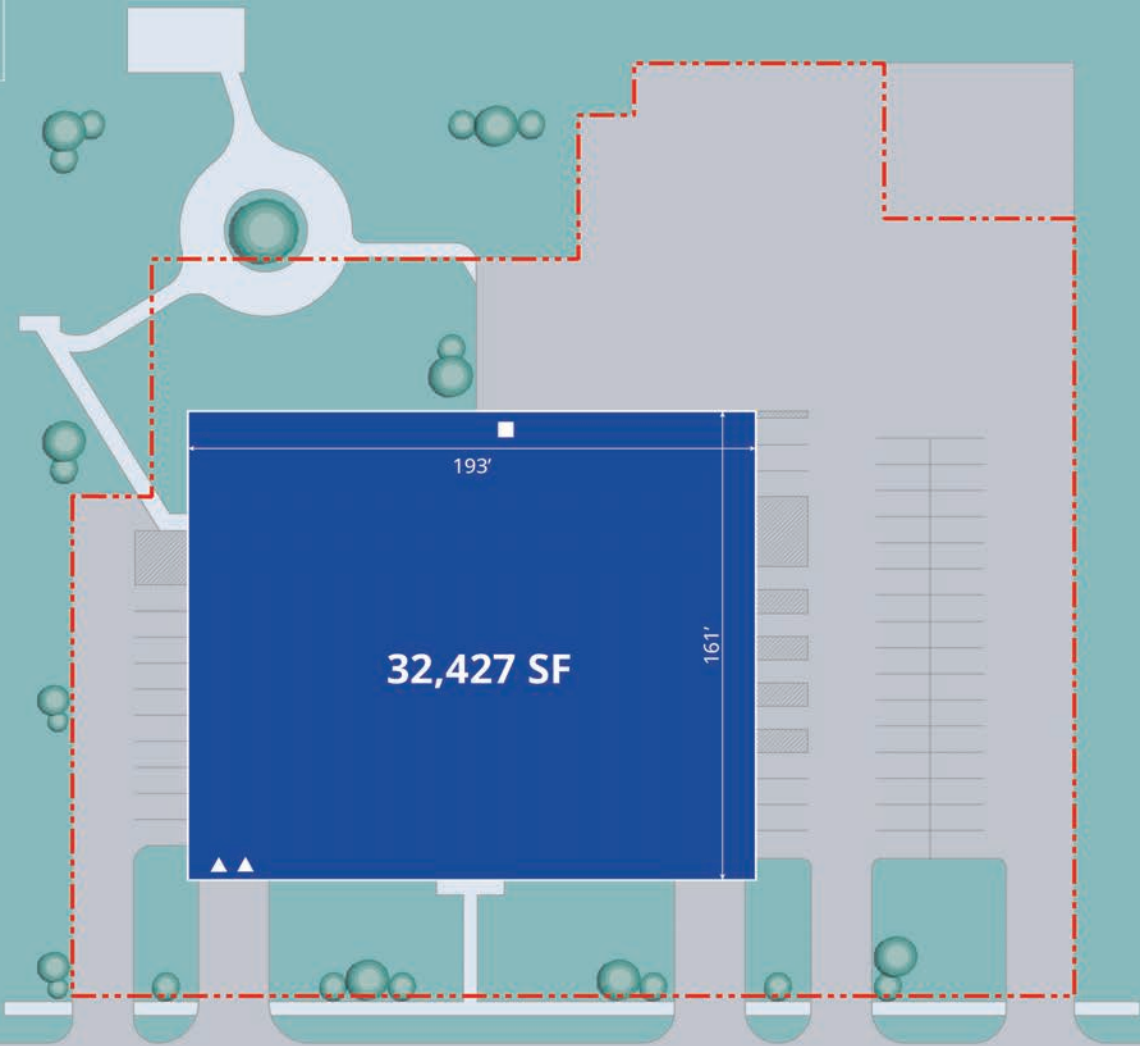
Accelerating success.

Location & Access



Site Plan

- ▲ Dock Door
- Drive-In Door



NORWOOD AVE