

# 455 Kehoe Boulevard

**FLEX SPACE AVAILABLE FOR LEASE**

Carol Stream, IL 60188

[Property Website](#)

±2,272 - ±3,755 SF  
Available

Newly  
Renovated Units

Open  
Floor Plans

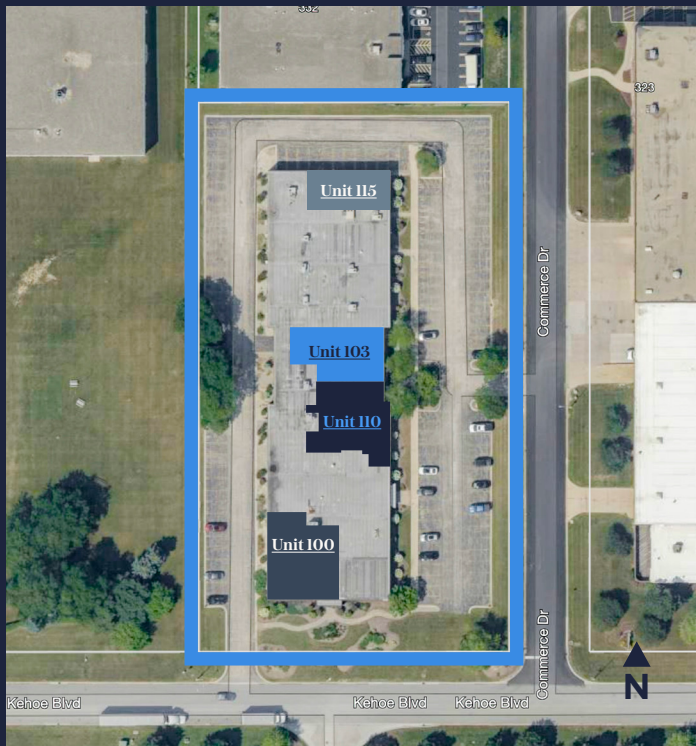
Carol Stream  
Industrial Park



**Michael Marconi, SIOR**

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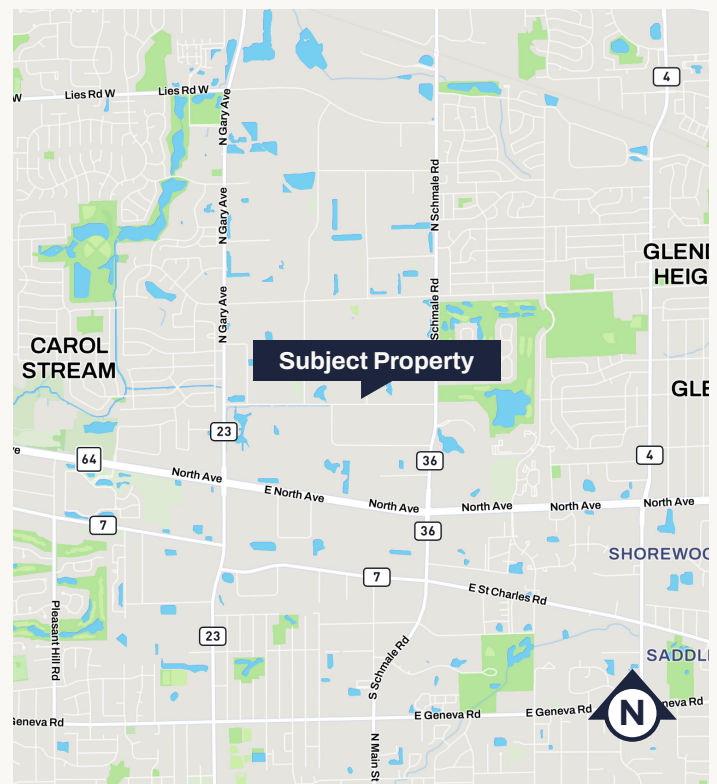
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## Property Highlights

- $\pm 2,272$  -  $\pm 3,755$  SF flex space for lease in the Carol Stream Industrial Park
- Unit 100:  $\pm 3,755$  SF ( $\pm 400$  SF Office / 1 DID)
- Unit 103:  $\pm 3,036$  SF ( $\pm 10\%$  Office)
- Unit 110:  $\pm 3,236$  SF ( $\pm 400$  SF Office / 1 DID)
- Unit 115:  $\pm 2,272$  SF (Office To Suit / 1 DID)
- Newly renovated units with open floor plans
- Ideal space for a myriad of uses
- Easy access to I-355 via North Ave (Rt 64)

|                         |                         |
|-------------------------|-------------------------|
| BUILDING SIZE           | $\pm 34,567$ SF         |
| LAND AREA               | $\pm 2.63$ AC           |
| LARGEST SIZE AVAILABLE  | $\pm 3,755$ SF          |
| SMALLEST SIZE AVAILABLE | $\pm 2,272$ SF          |
| CEILING HEIGHT          | 10' Clear               |
| DRIVE-IN DOORS          | 3 (100/110/115)         |
| POWER                   | 200 Amps                |
| PARKING                 | $\pm 2.93/1000$ SF      |
| ZONING                  | I (Industrial District) |
| SPRINKLERS              | Wet                     |
| HEATING                 | Gas                     |
| CONSTRUCTION            | Brick                   |
| YEAR BUILT              | 1979 (Reno. 1998)       |
| CAM/RET                 | \$4.42 PSF (2026 Est.)  |
| LEASE RATE              | Subject to Offer        |



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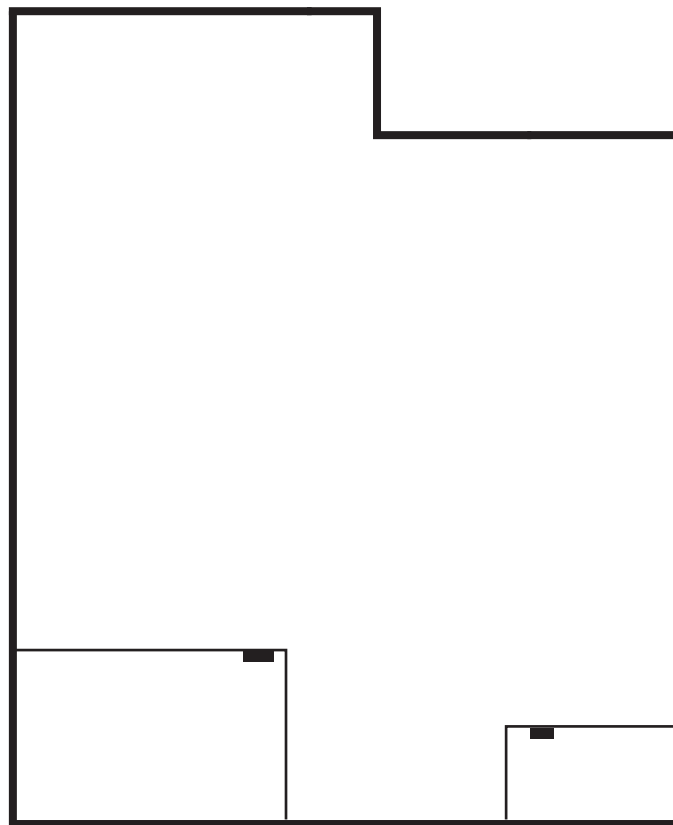
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**UNIT 100 FLOOR PLAN: ±3,755 SF**

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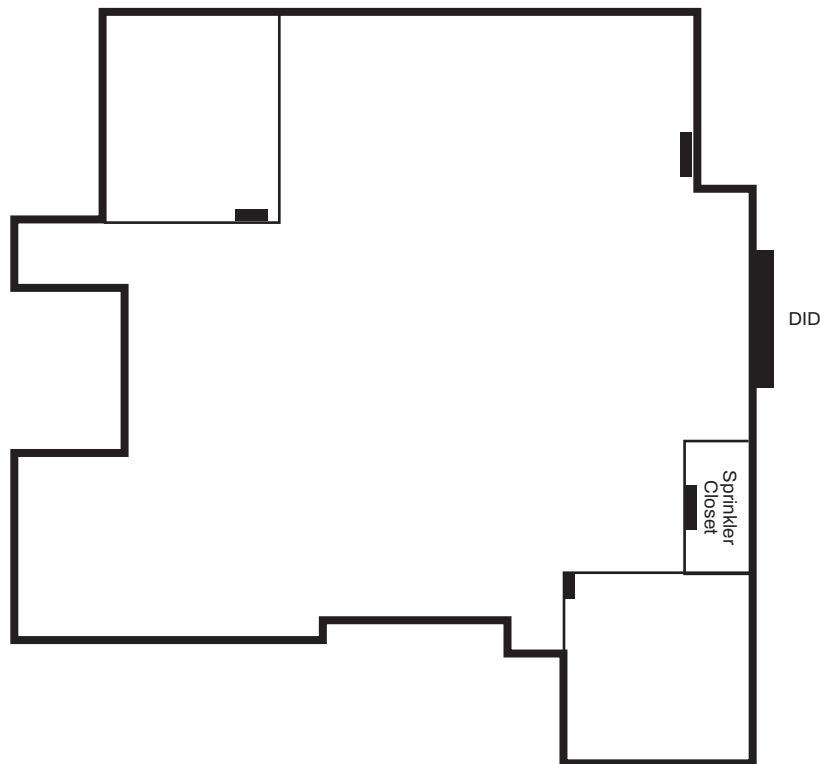
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**UNIT 110 FLOOR PLAN: ±3,236 SF**

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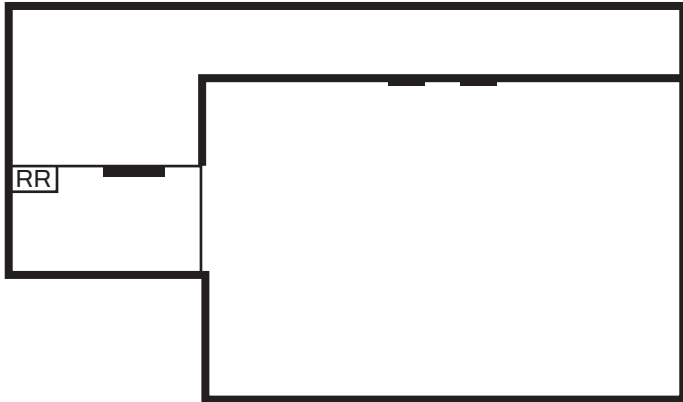
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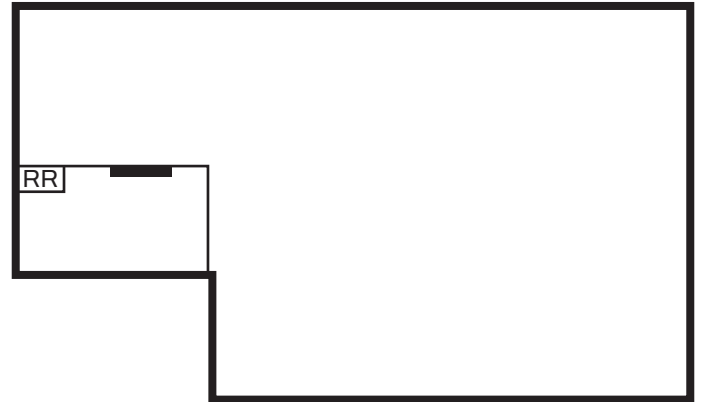
[Property Website](#)

CURRENT LAYOUT



UNIT 103 FLOOR PLAN:  $\pm 3,036$  SF

POTENTIAL LAYOUT



UNIT 103 FLOOR PLAN:  $\pm 3,036$  SF



UNIT 103 PHOTOS

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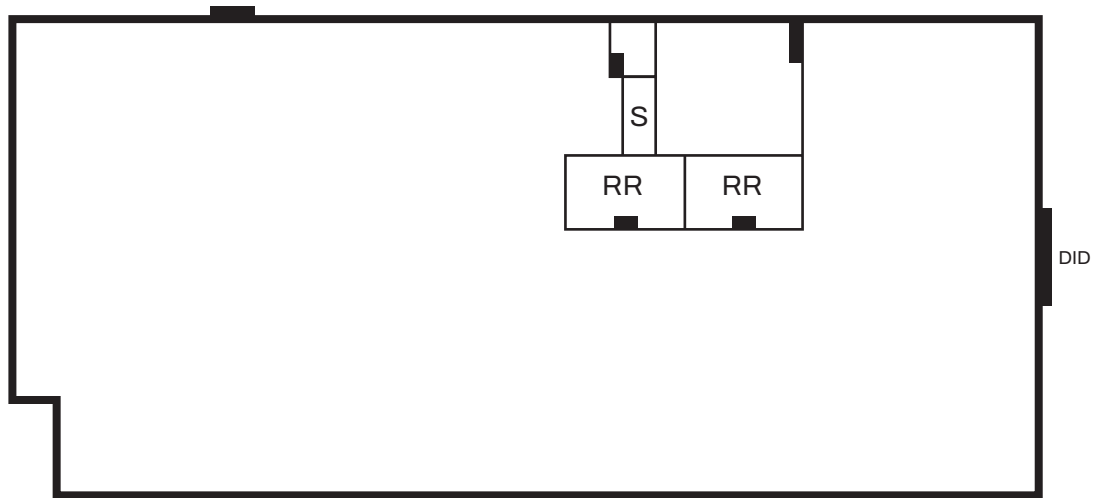
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**UNIT 115 FLOOR PLAN: ±2,272 SF**



**UNIT 115 PHOTOS**

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