

1055 W. Devon Avenue
Itasca, IL 60143

LEASED BY:
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Kurv Itasca DuPage County



75,595 SF
Available Space

Devon Ave
Frontage

O'Hare
Submarket

KURVINDUSTRIAL.COM



Building Specs

ADDRESS

1055 W. Devon Avenue
(Facility #2)

COLUMN SPACING

56'x 50'

TOTAL SF

247,176

EXTERIOR DOCKS

12

AVAILABLE SF

79,525

DRIVE-INDOORS

1

WAREHOUSE OFFICE

939 SF (existing)

CLEAR HEIGHT

32'

BUILDING DEPTH

250'

PARKING

Auto: 80 stalls

MAIN OFFICE

To suit
(2,347 SF plan attached)

LIGHTING

LED with motion
detection

POWER

TBV

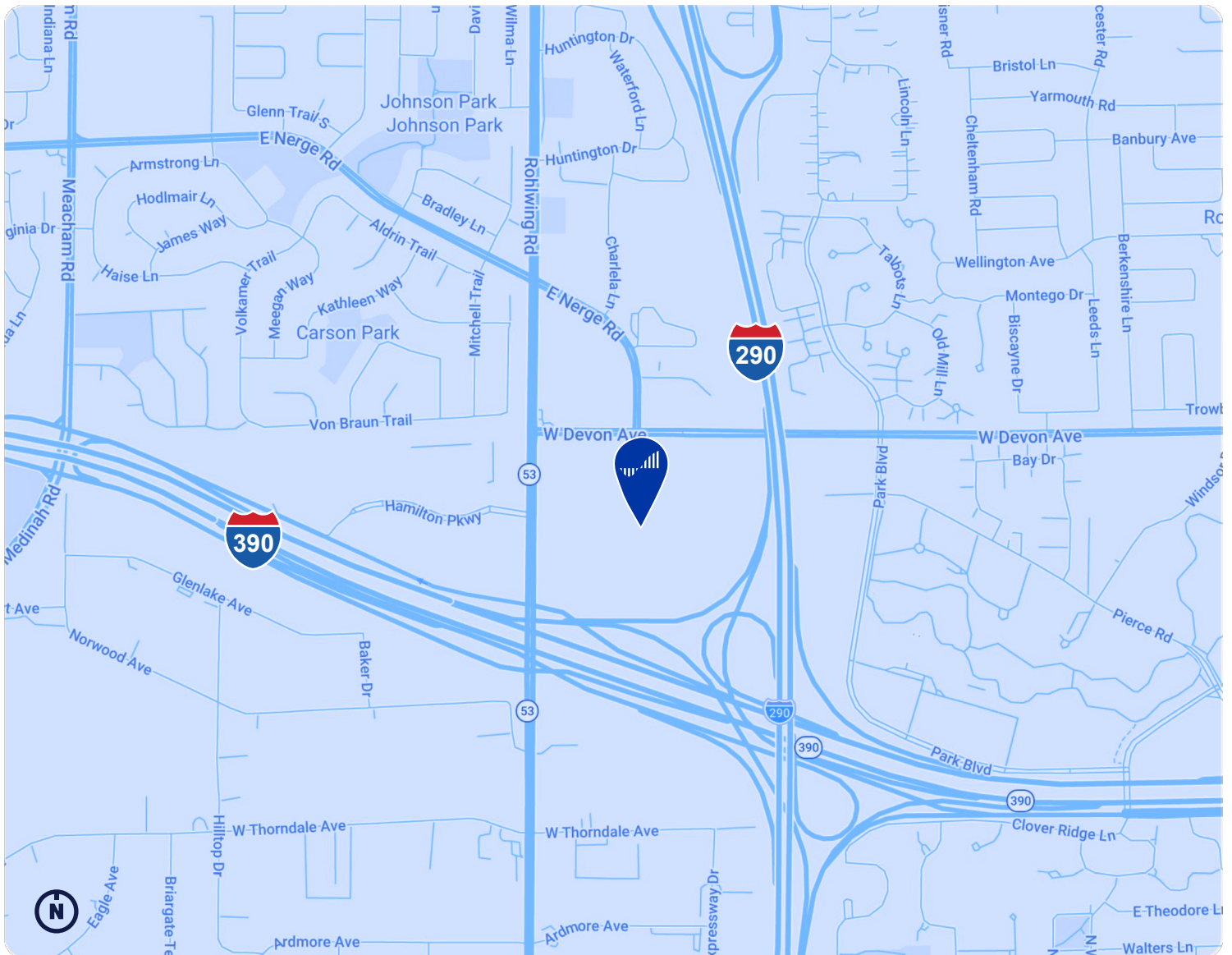
SPRINKLER

ESFR System

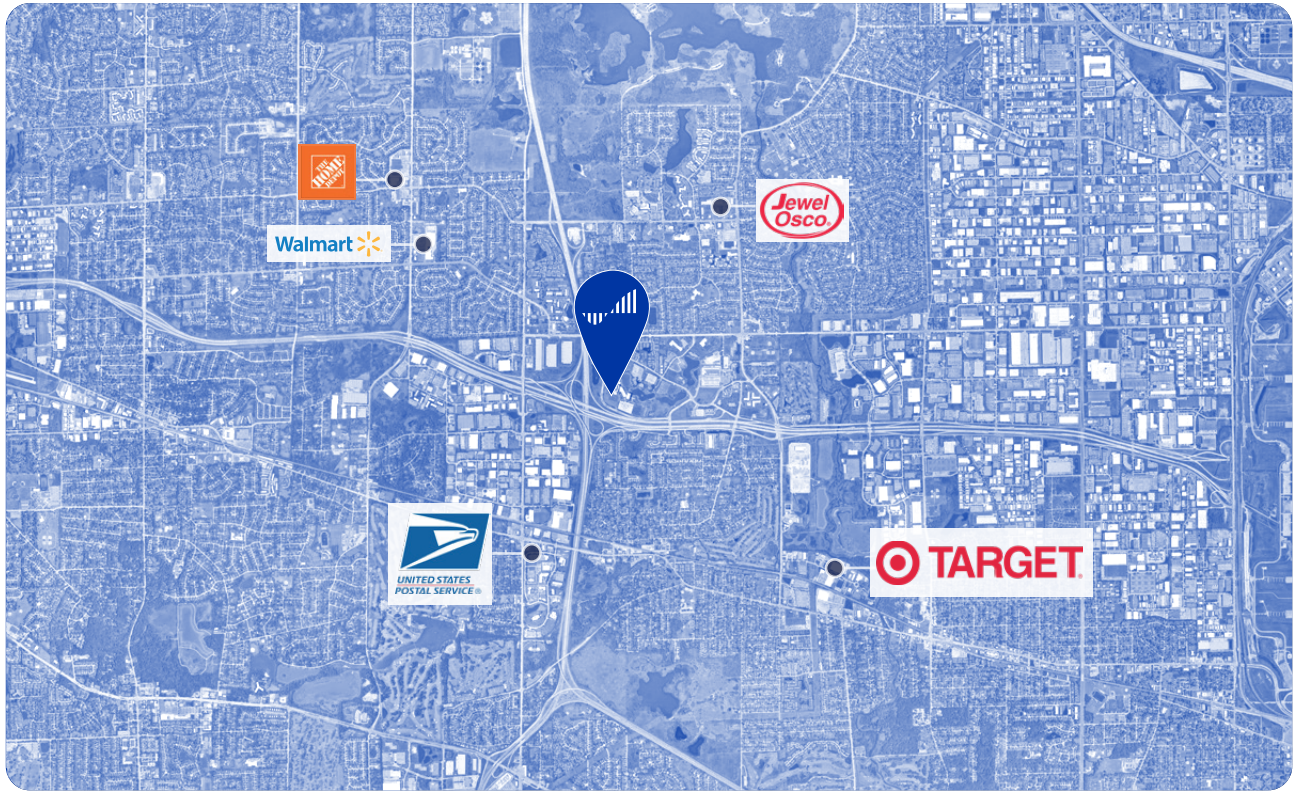
Kurv Itasca

New 7.26 acre retail development located onsite

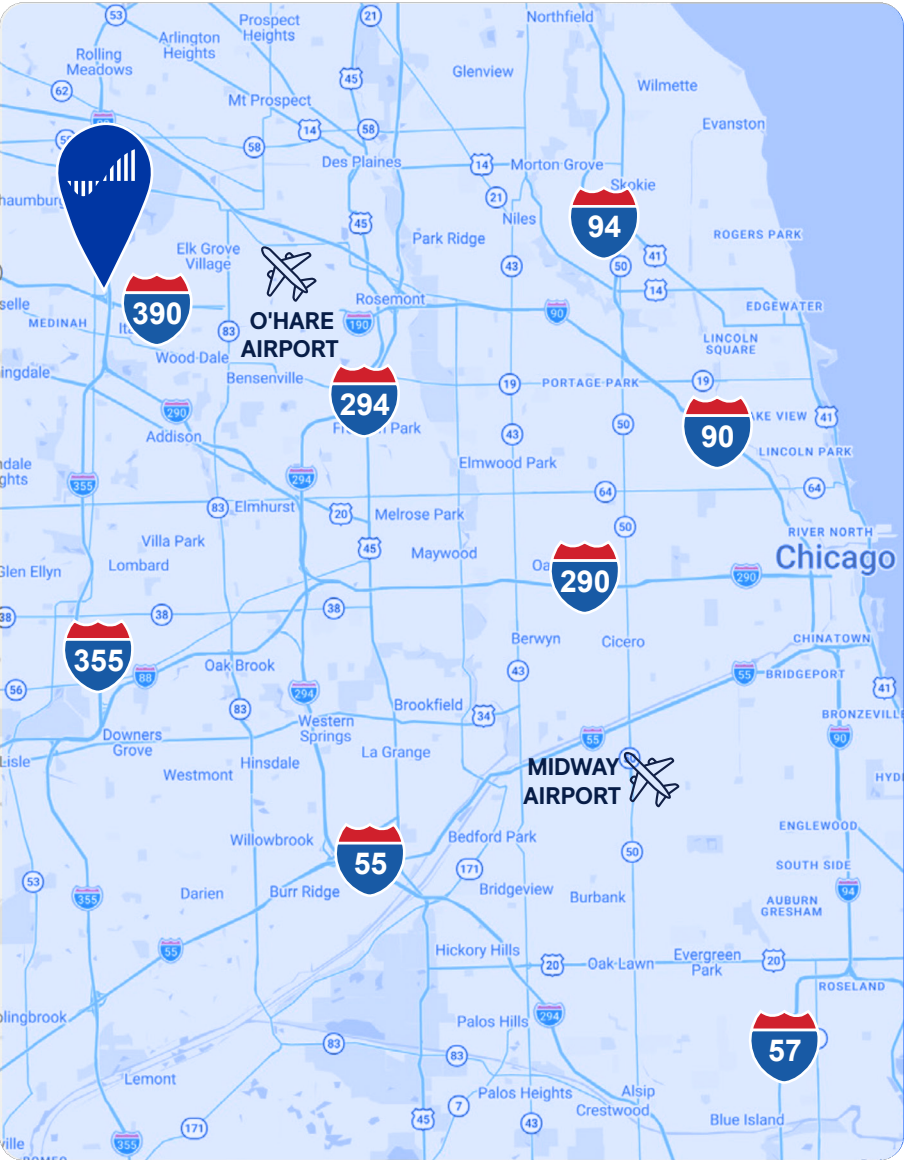
- Located 26 miles to Downtown Chicago
- Exceptional park access with frontage on I-290 / I-390
- DuPage County portion of the O'Hare submarket - low taxes compared to neighboring Cook County
- Immediate access to I-290/I-390/I-355/I-90/Rt. 53/Rt. 83/Rt. 72
- New construction retail amenities located onsite, located in business friendly Itasca
- Strong labor force surrounded by desirable residential areas



Premier Neighbors



Site Overview & Key Distances



KEY DISTANCES

I-290	Immediate Access
I-390	Immediate Access
I-355	3.0 Miles
I-90	5.0 Miles
I-55	12.5 Miles
I-88	21.0 Miles
O'HARE PASSENGER ENTRANCE	11.0 Miles
O'HARE NORTH CARGO ENTRANCE	9.0 Miles
O'HARE SOUTH CARGO ENTRANCE	7.3 Miles
MIDWAY AIRPORT	31.5 Miles
CITY OF CHICAGO	26.0 Miles
WOODFIELD MALL	3.0 Miles

TRAFFIC ANALYSIS

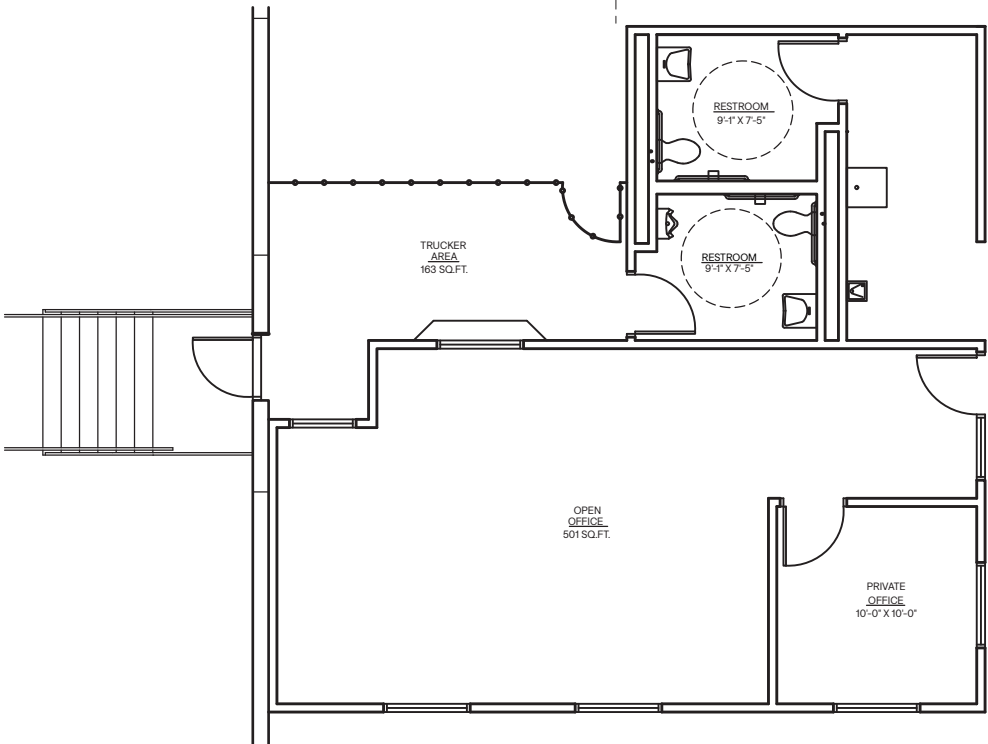
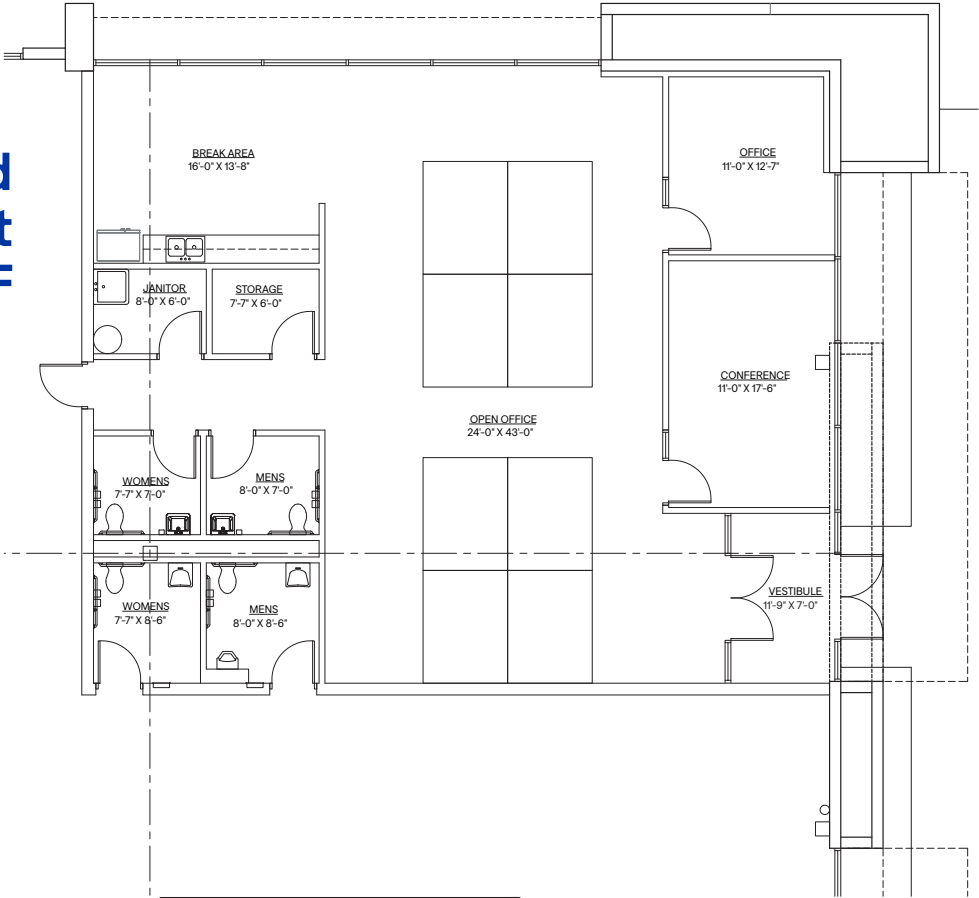
I-290	193,600 VPD
I-390	57,800 VPD
DEVON AVE.	13,600 VPD
ROHLWING RD.	18,500 VPD

DEMOGRAPHICS*	5 MILES	10 MILES	15 MILES
POPULATION:	227,673	1.07M	2.42M
AVERAGE HOUSEHOLD INCOME:	\$128,940	\$143,510	\$150,533

*2020 U.S. Census Bureau Statistics

Office Site Plan

**Proposed
Office Layout
±2,347 SF**



**Existing
Warehouse Office
939 SF**

Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle



76M+ SF

Acquired & Developed
since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Los Angeles, Miami, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.

Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



TERMS

Available on a new lease direct from the landlord.

LEASING INFORMATION

Please contact listing agents below.



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