

# 455 Kehoe Boulevard

OFFICE/FLEX SPACE AVAILABLE FOR LEASE

455 Kehoe Blvd, Carol Stream, IL 60188

[Property Website](#)

±3,036 - ±3,122 SF  
Available

Newly  
Renovated Units

Open  
Floor Plans

Carol Stream  
Industrial Park



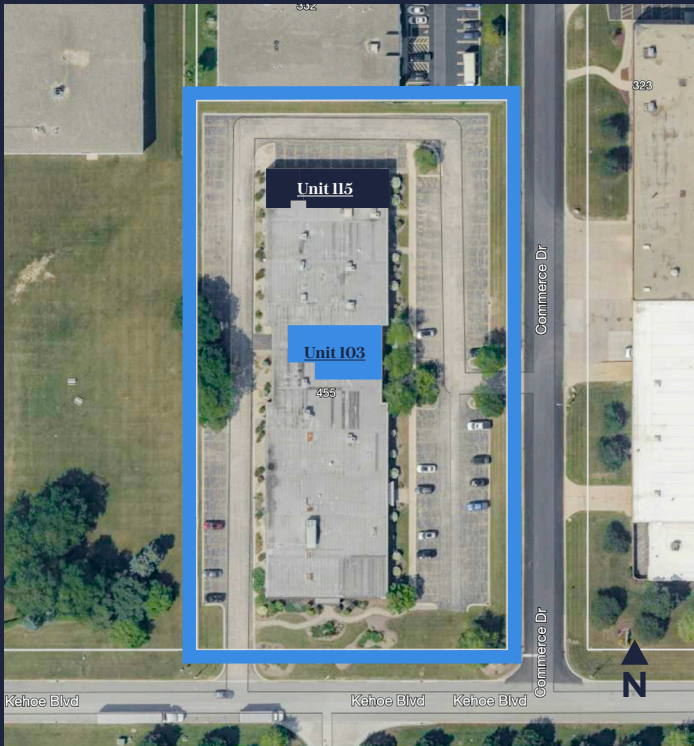
**Michael Marconi, SIOR**

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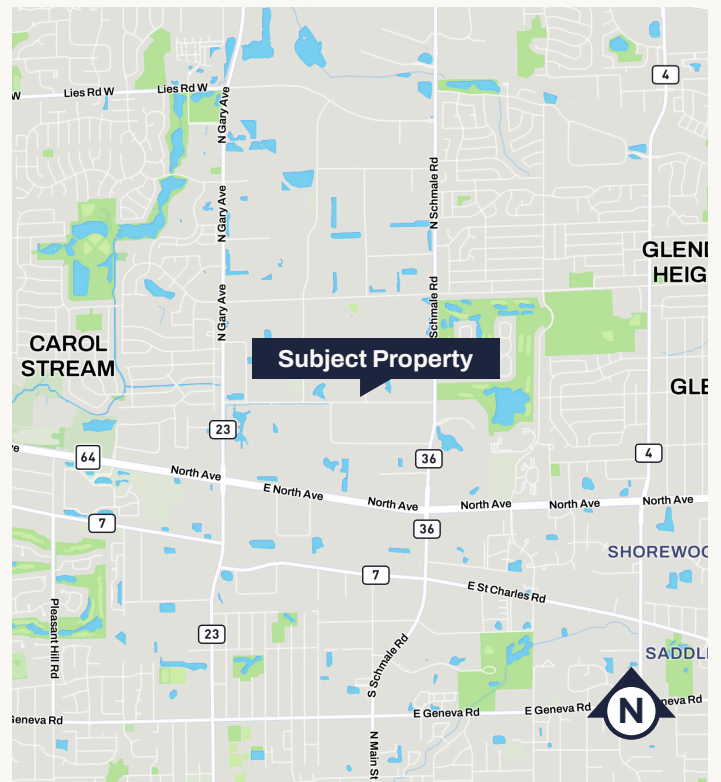
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## Property Highlights

- ±3,036 - ±3,122 SF office/flex space for lease in the Carol Stream Industrial Park
- Unit 103: ±3,036 SF (±10% office)
- Unit 115: ±3,122 SF (±10% office / 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	±34,567 SF
LAND AREA	±2.63 AC
UNIT 103 SIZE	±3,036 SF
UNIT 115 SIZE	±3,122 SF
CEILING HEIGHT	10' Clear
DRIVE-IN DOORS	1 (8'6"W x 9'H) in Unit 115
POWER	200 Amps
PARKING	±2.93/1000 SF
ZONING	I (Industrial District)
SPRINKLERS	Wet
HEATING	Gas
CONSTRUCTION	Brick
YEAR BUILT	1979 (Renovated 1998)
CAM/RET	\$4.42 PSF (2026 Est.)
LEASE RATE	\$11.75 PSF Net



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UNIT 103 FLOOR PLAN: ±3,036 SF



UNIT 115 FLOOR PLAN: ±3,122 SF

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UNIT 103



UNIT 103



UNIT 103



UNIT 103

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UNIT 115



UNIT 115



UNIT 115



UNIT 115

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