

## **AVAILABLE FOR LEASE**

# 2512 WISCONSIN AVENUE, DOWNERS GROVE, ILLINOIS



#### **BUILDING SPECIFICATIONS**

| BUILDING SIZE:      | ± 46,000 SF               |
|---------------------|---------------------------|
| AVAILABLE SPACE:    | ± 7,200 SF                |
| OFFICE:             | ± 2,500 SF                |
| CEILING HEIGHT:     | 16' clear                 |
| LOADING:            | 1 Dock<br>1 Drive-in Door |
| POWER:              | 200 amps                  |
| SPRINKLER:          | Yes                       |
| HEAT:               | Gas                       |
| AIR CONDITIONING:   | 100%                      |
| REAL ESTATE TAXES:  | Current stop included     |
| OPERATING EXPENSES: | Current stop included     |
| LEASE RATE:         | \$8.95 psf gross          |



### FEATURES

- Great office/warehouse flex unit
- Ellsworth Industrial Park
- Excellent access to expressway at I-355 and Maple Ave.

## FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

MANDY LEWANDOWSKI Associate (630) 993-3851 mandy@darwinrealty.com

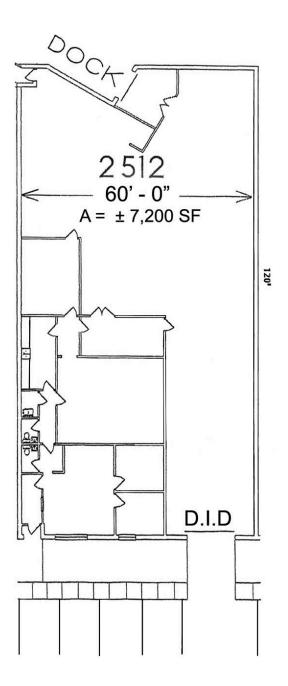
970 N. Oaklawn Avenue, Suite 100 | Elmhurst, IL 60126 | Tel: 630-782-9520 | Fax: 630-782-9531 | www.darwinrealty.com

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