

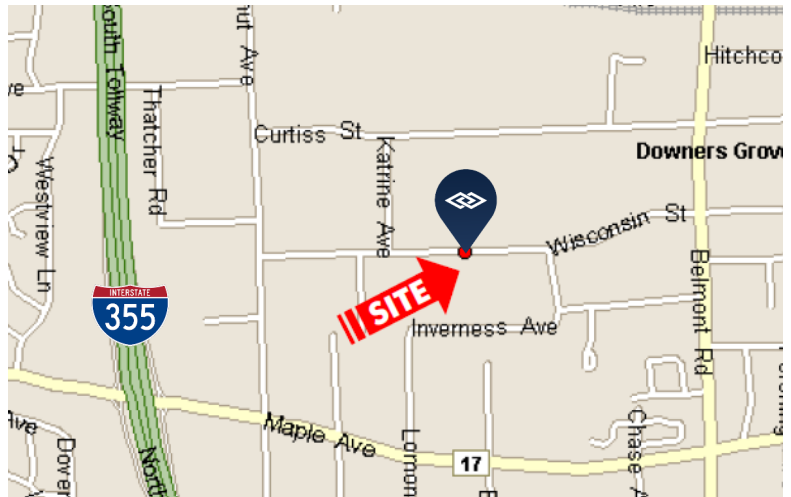
AVAILABLE FOR LEASE

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 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

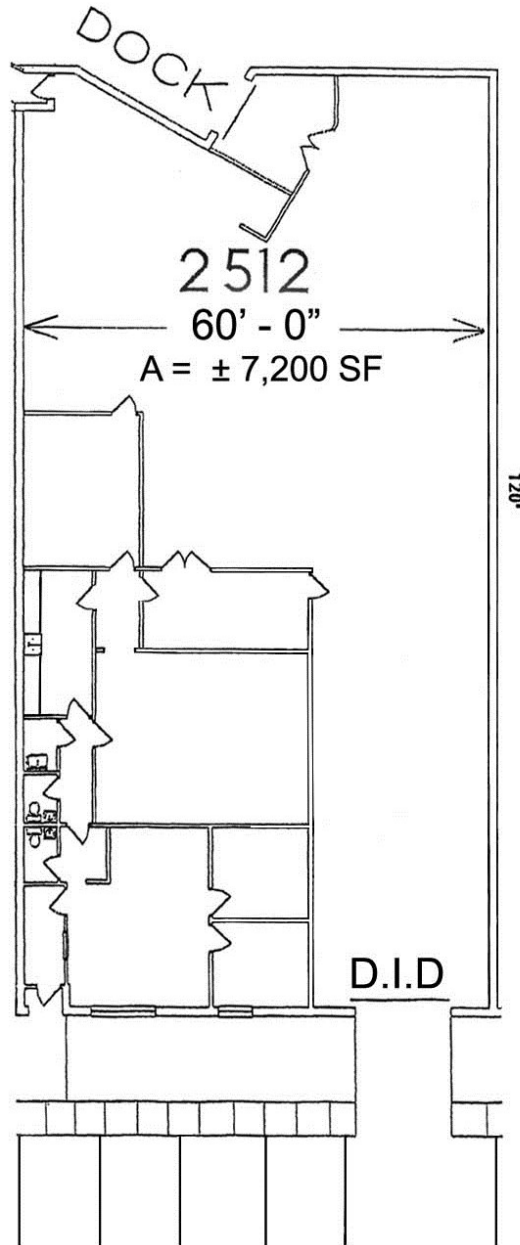
- Great office/warehouse flex unit
- Ellsworth Industrial Park
- Excellent access to expressway at I-355 and Maple Ave.

**FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:**

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

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