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VIRTUAL
TOUR!](#)

**±73,958 SF
INDUSTRIAL
SPACE
FOR LEASE**

Immediate
access to
North Avenue

Professionally
owned and
managed by:


**WESTMOUNT
REALTY CAPITAL, LLC**


TRANSWESTERN
REAL ESTATE
SERVICES

1645 DOWNS DRIVE

West Chicago, IL 60185

[Property Website](#) • [Virtual Tour](#)

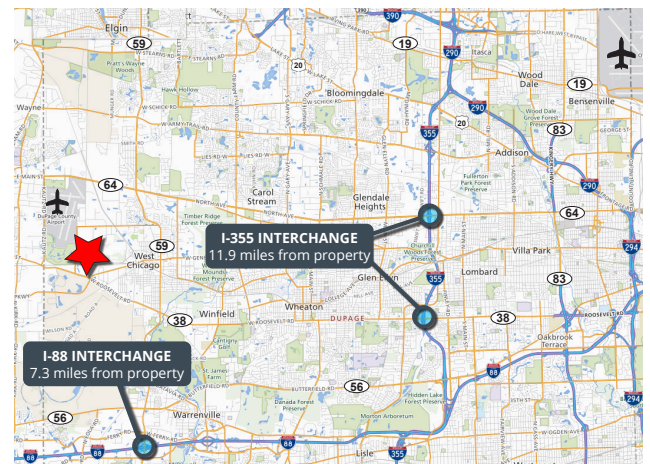


Specifications:

- Building Size: ±129,579 SF
- Land Area: ±6.06 AC
- Available Size: ±73,958 SF
- Office Size: ±3,538 SF
- Ceiling Height: ±24' Clear
- Loading Docks: 6 Interior
- Power: 800A 480V
- Parking: 75 Cars (Entire Bldg)
- Year Built: 1975
- Sprinklers: ESFR
- OpEx: \$1.69 PSF (2020 Est)
- Lease Rate: \$3.95 PSF Net

Highlights:

- New roof in 2016
- Low DuPage County taxes
- Immediate access to North Ave
- Close proximity to DuPage Airport
- 7.5 miles from I-88 via IL-38 & IL-59
- 12 miles from I-355 via North Ave



Contact Information:

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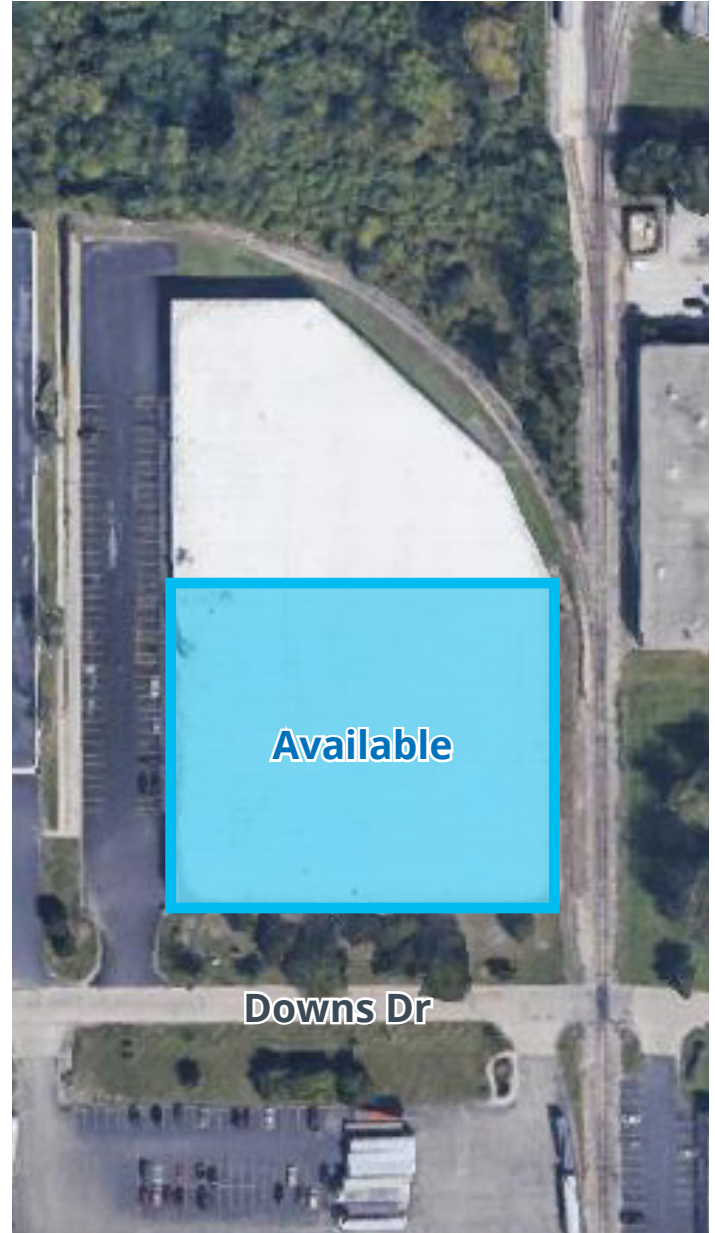
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Site Plan



Aerial View



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