

AVAILABLE FOR SALE / LEASE
5200 THATCHER ROAD
 DOWNERS GROVE, ILLINOIS - DUPAGE COUNTY



BUILDING SPECIFICATIONS:

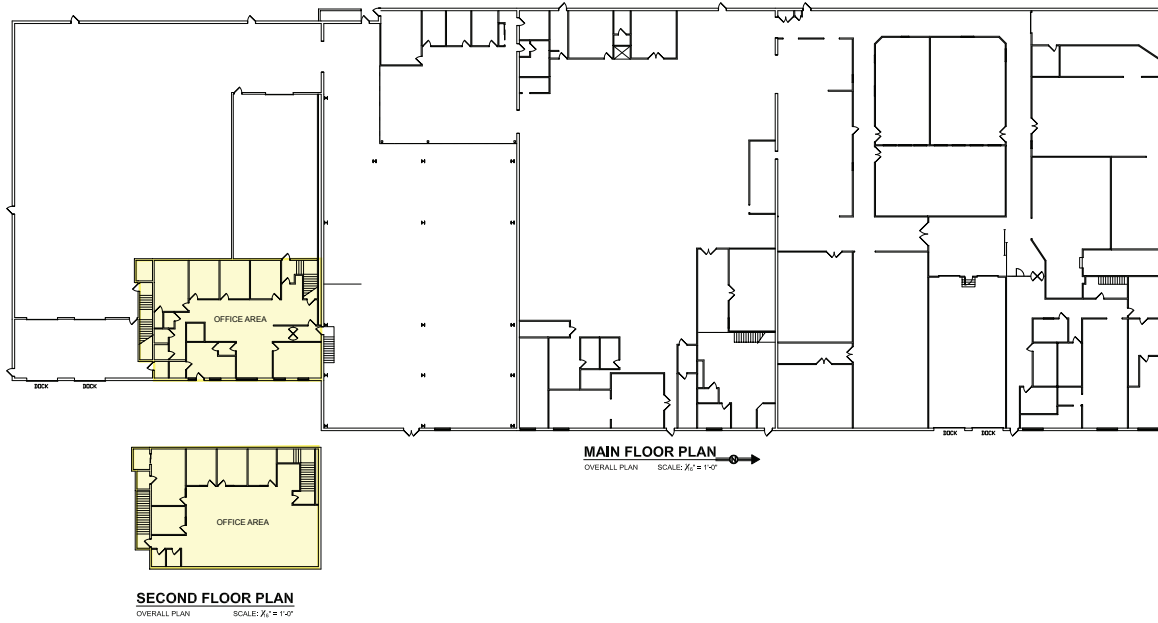
BUILDING SIZE:	70,000 SF (divisible)	
OFFICE:	±5,000 SF	
WAREHOUSE / PRODUCTION:	±65,000 SF 16'-21' clear heights	
DIVISIBLE TO:	Suite A: 30,000 SF with 5,000 SF office	Suite B: 40,000 SF with office to suit
SITE SIZE:	2.7 acres	
ZONING:	M1	
LOADING:	› Three (3) covered dock-high doors (expandable) › Two (2) drive-in doors	
SPRINKLER:	Fully sprinklered	
HVAC:	Fully air conditioned	
POWER:	3,600 amps @ 480 volts	
REAL ESTATE TAXES:	\$1.12 PSF (2016)	
LEASE RATE:	Negotiable	
SALE PRICE:	Negotiable	
COMMENTS:	› Excellent User / Buyer Opportunity › Heavy Power, 100% A/C › Highway visibility › Access to I-355 via Maple and Ogden Avenues and less than 2.5 miles to the intersection of I-355 & I-88 › Low DuPage County Taxes	



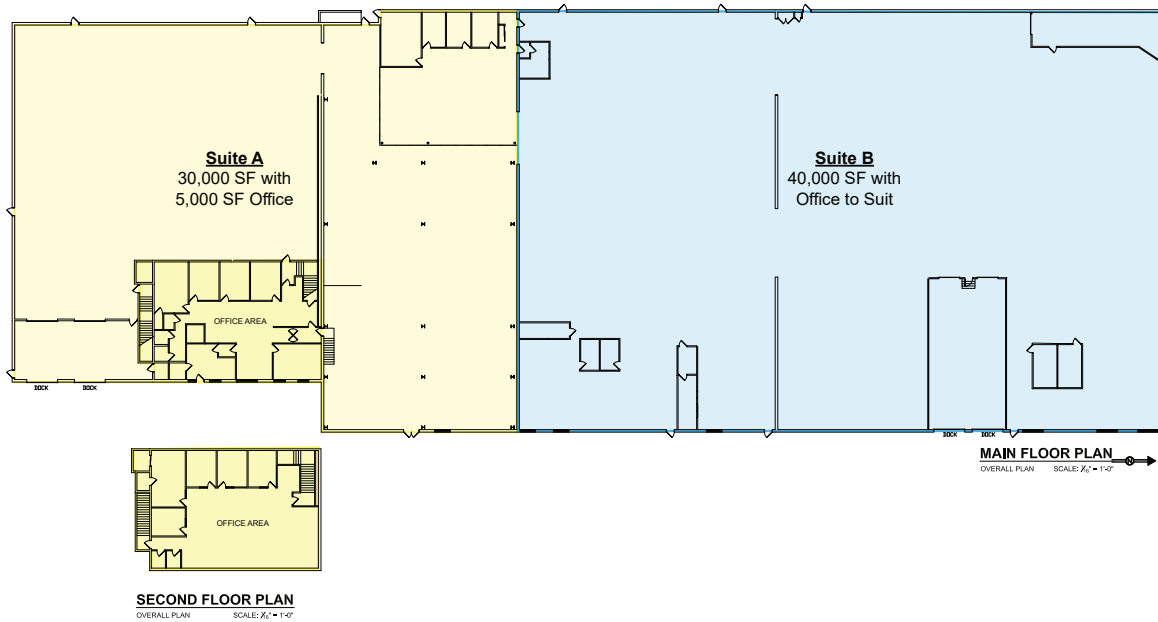
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CURRENT FLOOR PLAN



PROPOSED DEMO PLAN FOR TWO TENANTS



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