

**AVAILABLE FOR LEASE**

**2472 WISCONSIN AVENUE, DOWNERS GROVE, ILLINOIS**



**SPECIFICATIONS**

|                            |                               |
|----------------------------|-------------------------------|
| <b>BUILDING SIZE:</b>      | ±46,000 SF                    |
| <b>AVAILABLE SPACE:</b>    | ±7,200 SF                     |
| <b>OFFICE:</b>             | ±2,500 SF                     |
| <b>CEILING HEIGHT:</b>     | 16' clear                     |
| <b>LOADING:</b>            | 1 exterior<br>1 drive-in door |
| <b>POWER:</b>              | 200a; 120/208v<br>3-phase     |
| <b>SPRINKLER:</b>          | Yes                           |
| <b>HEAT:</b>               | Gas                           |
| <b>REAL ESTATE TAXES:</b>  | Current stop included         |
| <b>OPERATING EXPENSES:</b> | Current stop included         |
| <b>LEASE RATE:</b>         | \$8.95 psf modified gross     |



**FEATURES**

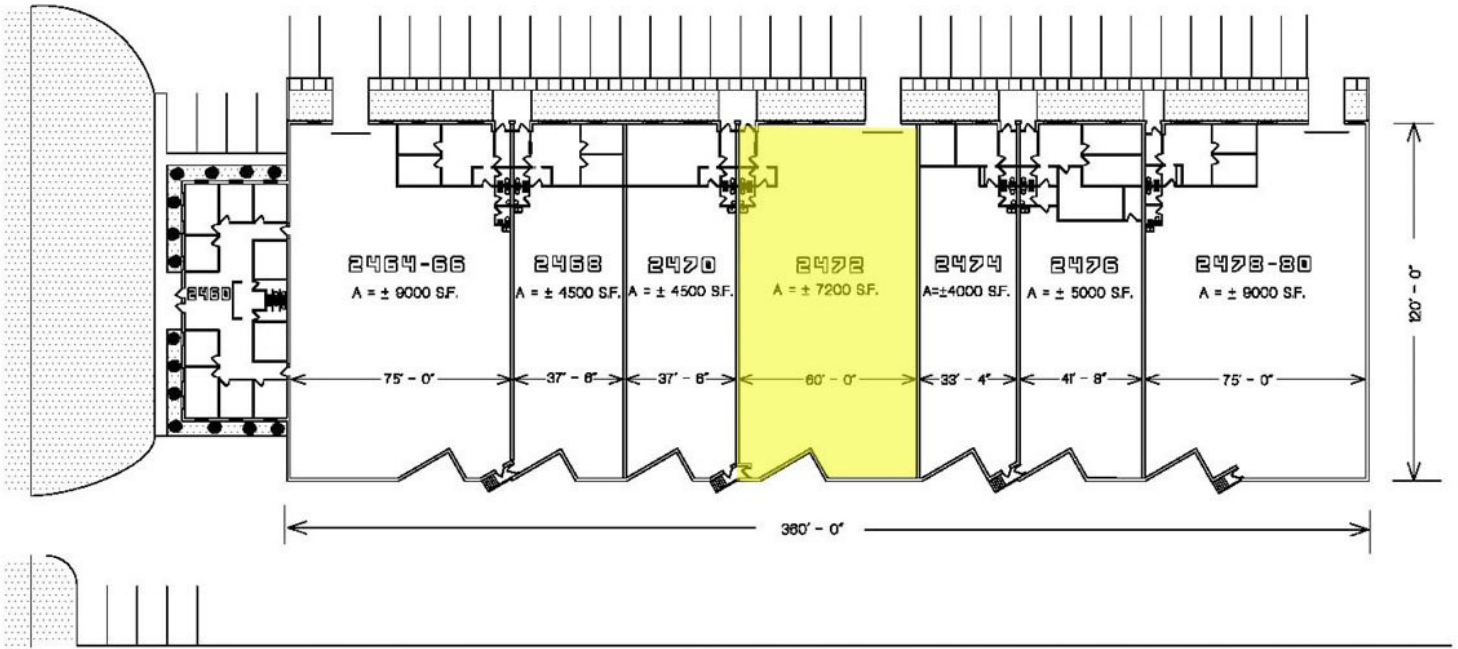
- Great office/warehouse flex unit
- Ellsworth Industrial Park
- Excellent access to expressway at I-355 and Maple Ave.

**FOR ADDITIONAL  
INFORMATION,  
PLEASE CONTACT:**

**MANDY LEWANDOWSKI**  
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