

±2,198 SF
**INDUSTRIAL
SPACE
FOR LEASE**

Direct Access
to I-355

Ample
Parking

Professionally
Owned and
Managed by:


WESTMOUNT
REALTY CAPITAL, LLC


TRANSWESTERN
REAL ESTATE
SERVICES

5205 THATCHER ROAD

Downers Grove, IL 60515

[Property Website](#)

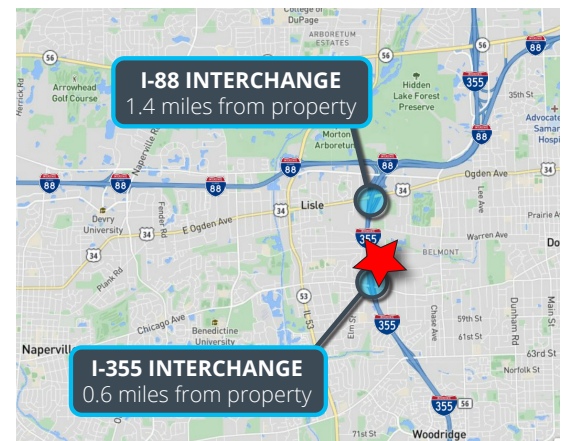


Specifications

- Building Size: ±44,240 SF
- Land Area: ±2.79 AC
- Available Size: ±2,198 SF
- Office Size: ±885 SF
- Ceiling Height: 14'
- Loading: 1 Exterior Dock
- Zoning: M-1
- Year Built: 1978
- Construction: Masonry
- **Lease Rate: Subject to Offer**

Highlights

- Under new ownership
- Ample parking
- Direct access to I-355
- Low DuPage County taxes
- Professionally owned and managed



Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@transwestern.com

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.

±2,198 SF
**INDUSTRIAL
SPACE
FOR LEASE**

Direct Access
to I-355

Ample
Parking

Professionally
Owned and
Managed by:


WESTMOUNT
REALTY CAPITAL, LLC

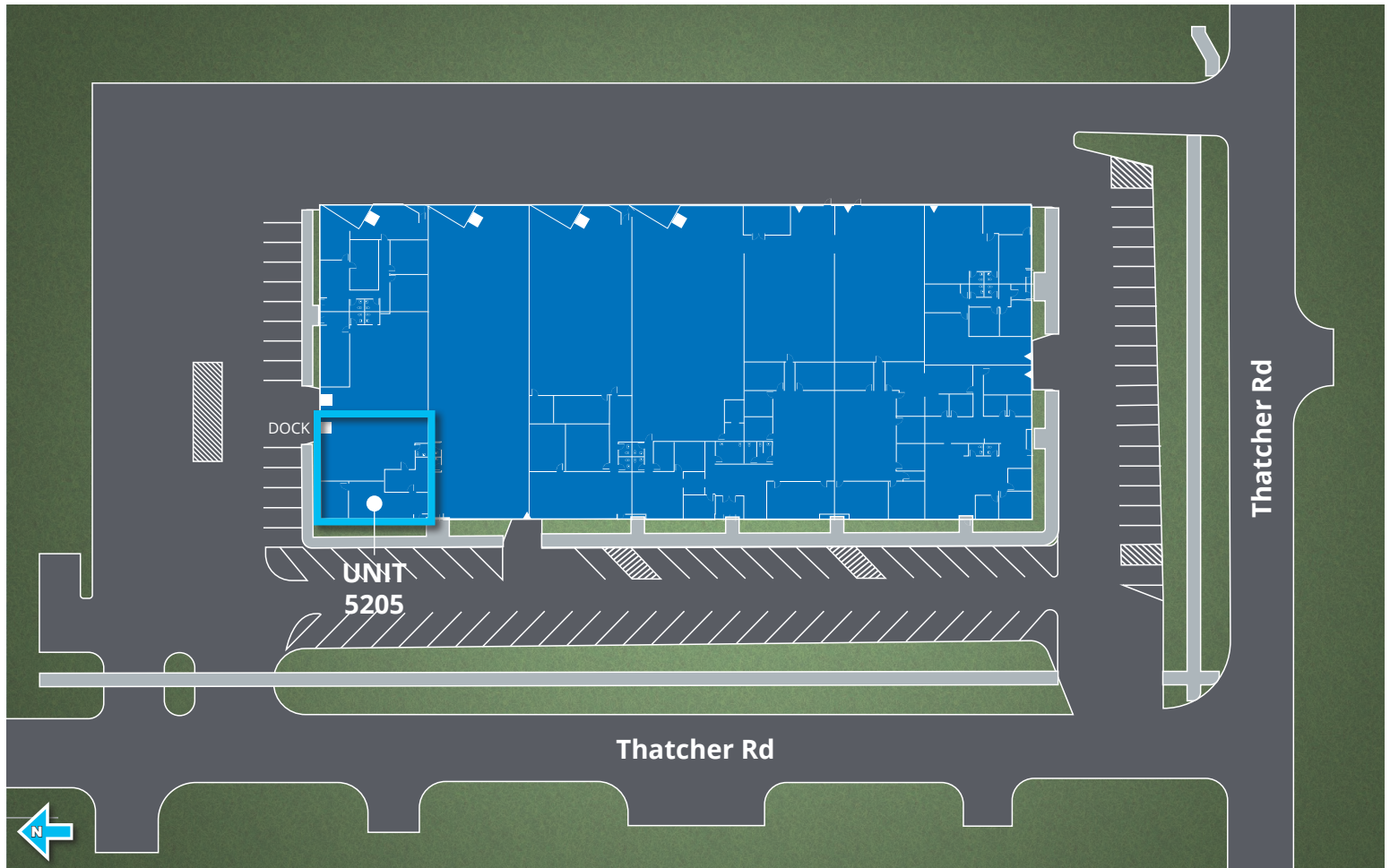

TRANSWESTERN
REAL ESTATE
SERVICES

5205 THATCHER ROAD

Downers Grove, IL 60515

[Property Website](#)

BUILDING LAYOUT



Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@transwestern.com

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.

±2,198 SF
**INDUSTRIAL
SPACE
FOR LEASE**

Direct Access
to I-355

Ample
Parking

Professionally
Owned and
Managed by:



5205 THATCHER ROAD

Downers Grove, IL 60515

[Property Website](#)

PROPERTY PHOTOS



Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@transwestern.com

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.