

±5,108 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

# 5235 THATCHER ROAD

Downers Grove, IL 60515

[Property Website](#)

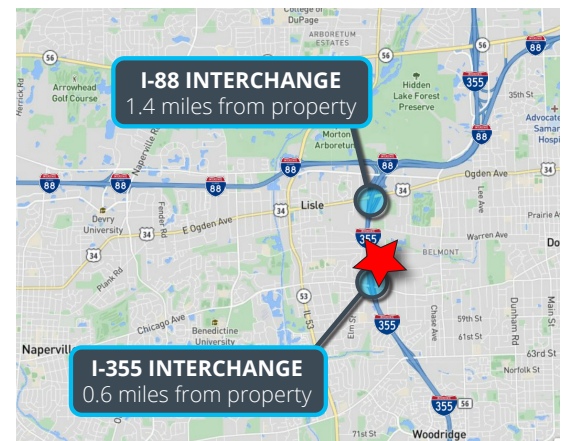


## Specifications

- Building Size: ±44,240 SF
- Land Area: ±2.79 AC
- Available Size: ±5,108 SF
- Office Size: ±4,305 SF
- Ceiling Height: 14'
- Loading: 2 Drive-in Doors
- 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



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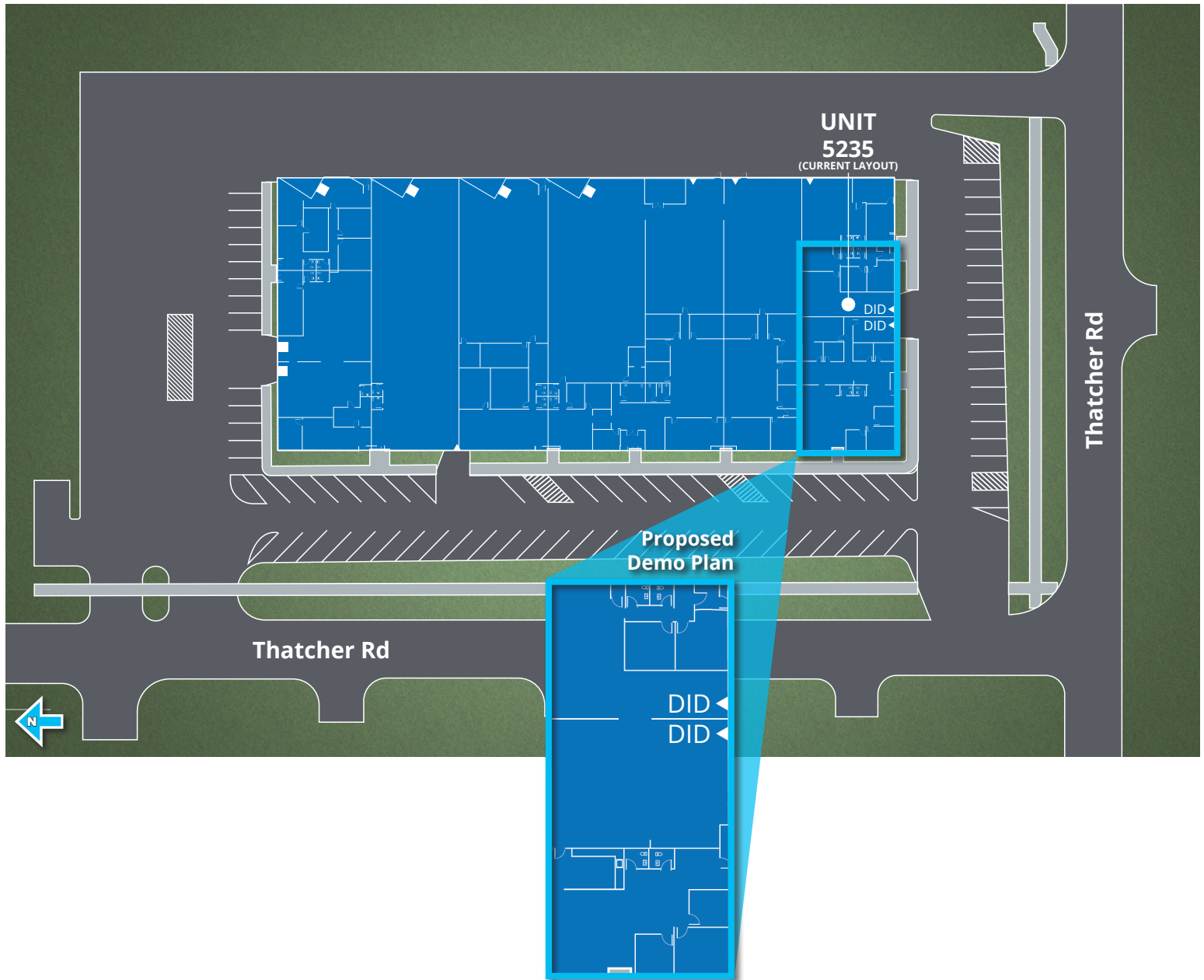
  
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## BUILDING LAYOUT



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## PROPERTY PHOTOS



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