

±12,554 SF  
INDUSTRIAL  
SPACE FOR  
SUBLEASE

Flexible Term  
Options  
Available

Very  
Well-Maintained  
Facility

Direct Access  
to I-290 and  
Busse Road



TRANSWESTERN

REAL ESTATE  
SERVICES

# 650 W. GRAND AVENUE

Suite 307-315, Elmhurst, IL 60126

[Property Website](#)

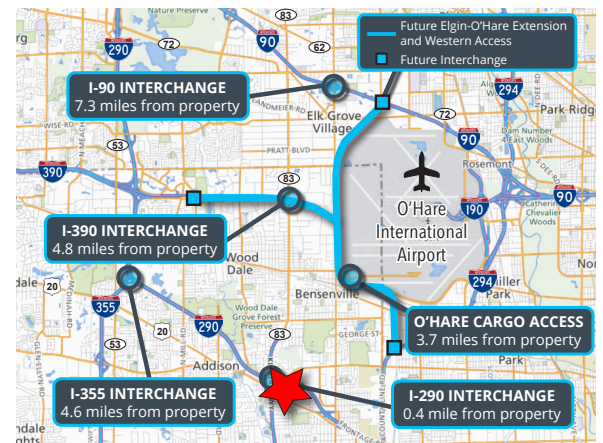


## Specifications

- Building Size: ±142,095 SF
- Land Area: ±10.36 AC
- Available Size: ±12,554 SF
- Office Size: ±3,000 SF
- Ceiling Height: 18'
- Loading: 1 Dock / 1 DID
- Heating: Gas
- Sprinklers: Wet
- Year Built: 1990
- Construction: Masonry
- Zoning: I-1 (Restricted Industrial)
- **Sublease Rate: Subject to Offer**

## Highlights

- Sublease through 8/31/28
- Flexible term options available
- Very well-maintained facility
- Ample parking
- Direct access to I-290 and Busse Road
- Low DuPage County taxes
- Professionally owned and managed business park



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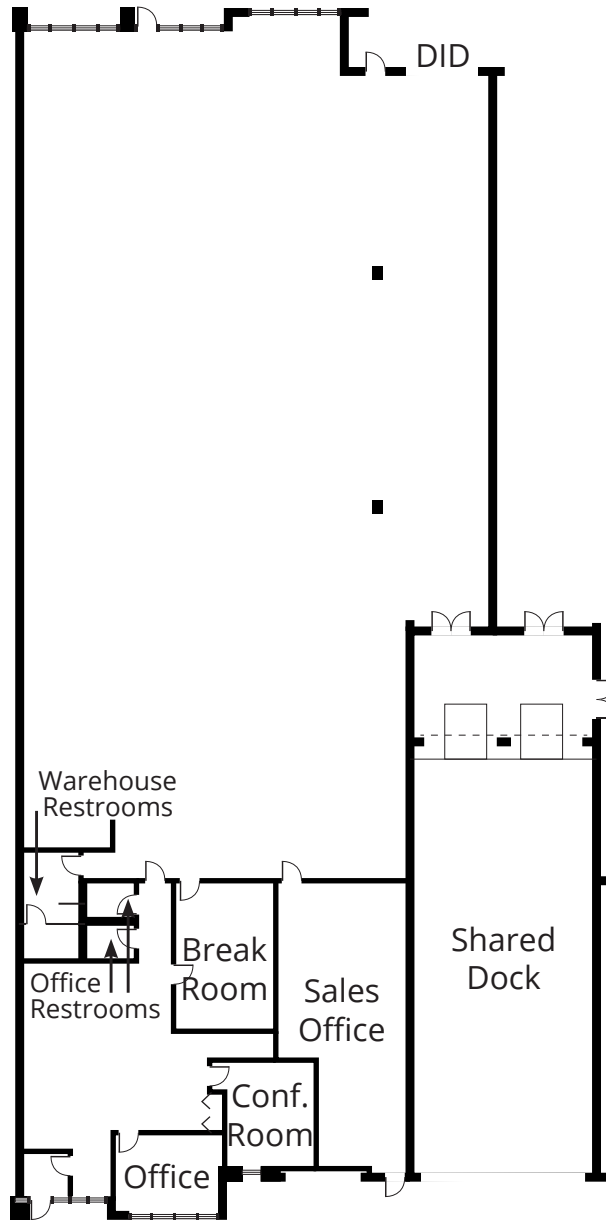
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## FLOOR PLAN



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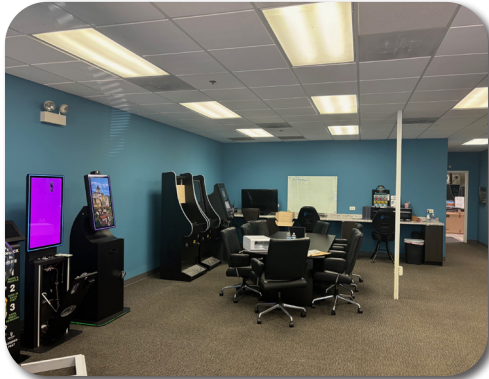
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## PROPERTY PHOTOS



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