

**INDUSTRIAL
SPACE
FOR LEASE**

±5,070 SF

Well-maintained
Facility with
New Upgrades

Seconds Off
of I-355 and
Maple Ave


TRANSWESTERN
REAL ESTATE
SERVICES

5155-5161 THATCHER ROAD

Downers Grove, IL 60515

[Property Website](#)

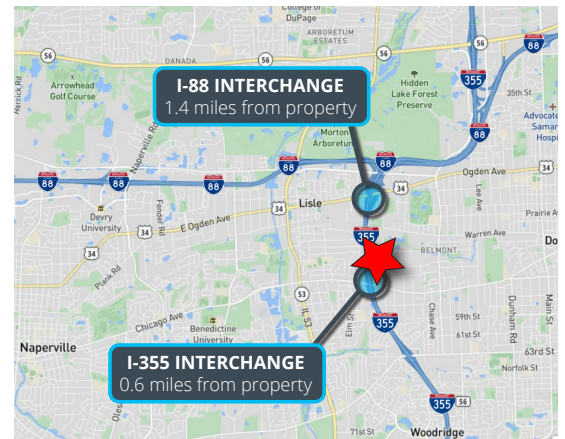


Specifications

- Building Size: ±14,706 SF
- Land Area: ±0.93 AC
- Available Size: ±5,070 SF
- Office Size: ±2,000 SF
- Ceiling Height: ±14'
- Loading: 1 Dock (40' Trailers)
- Power: 200 Amps 3 Phase
- Parking: ±10 Cars
- Year Built: 1987
- Construction: Masonry
- Sprinklers: Yes
- Heating: Gas
- RE Taxes: \$1.53 PSF (2022)
- **Lease Rate: Subject to Offer**

Highlights

- Well-maintained facility with new upgrades
- Potential DID access
- Seconds off of I-355 and Maple Ave
- Zoned M-1 (Light Mfg.)
- Overflow parking available at 2820 Thatcher Rd
- Just 1.5 miles from I-88



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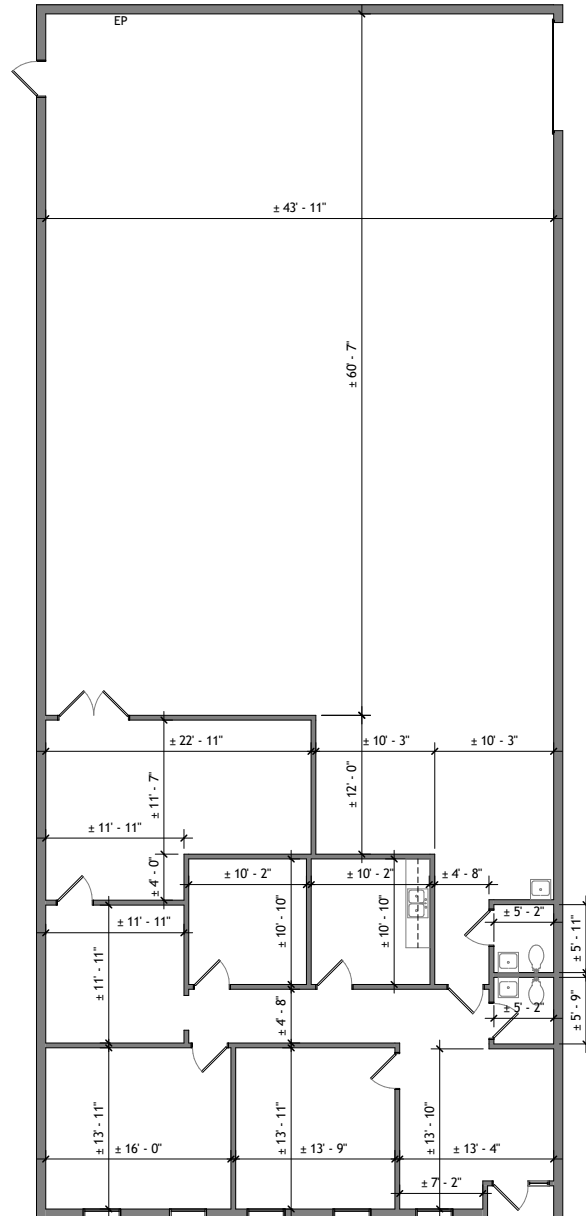
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FLOOR PLAN



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PROPERTY PHOTOS



Warehouse Area



Loading Area



Office Area



Private Office

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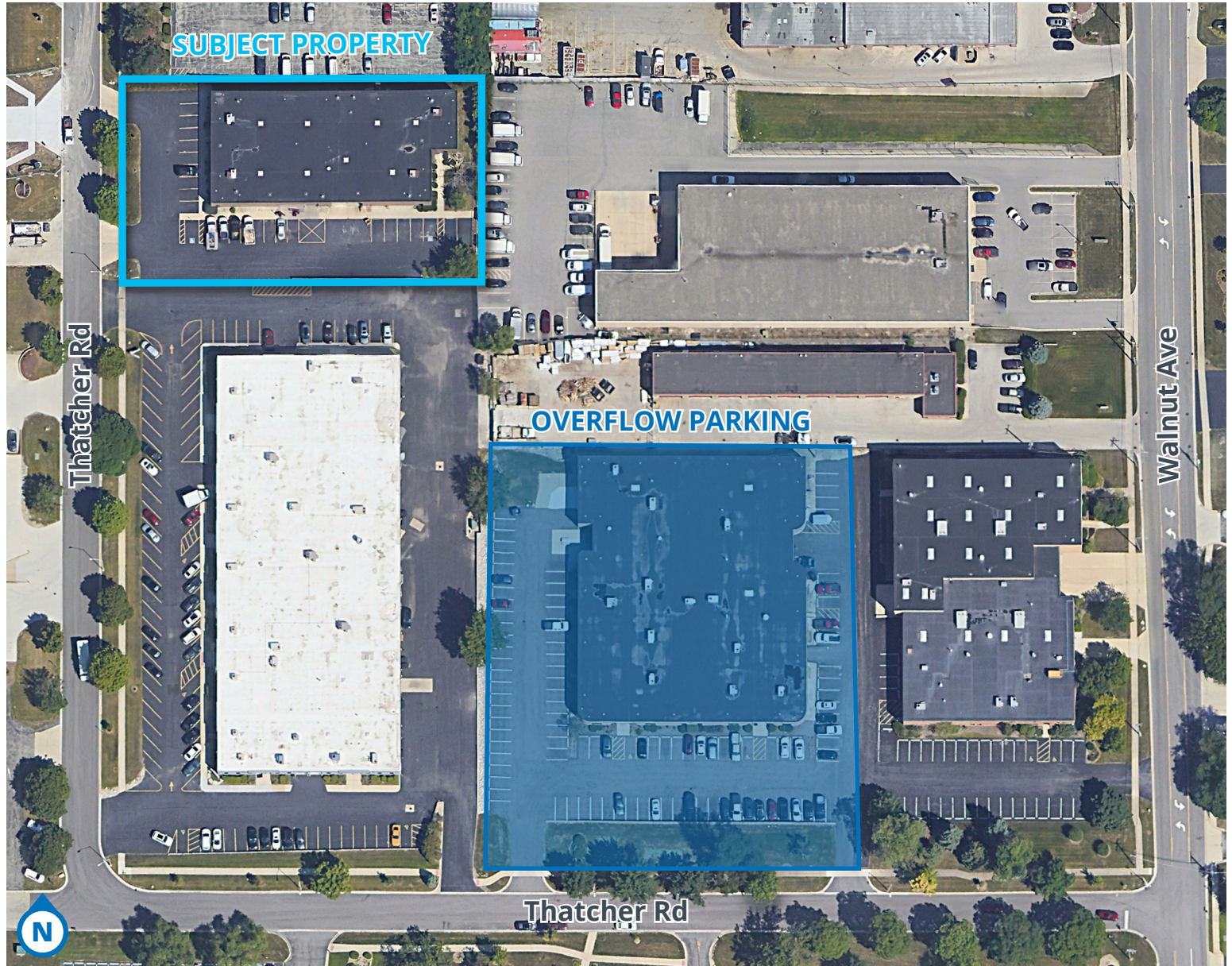

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AERIAL VIEW



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