

**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](#)

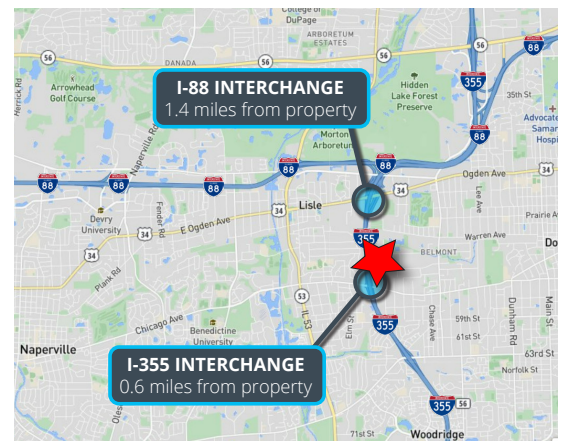


## Specifications

- 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



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

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

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

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## PROPERTY PHOTOS



**Warehouse Area**



**Loading Area**



**Office Area**



**Private Office**

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[justin.lerner@transwestern.com](mailto:justin.lerner@transwestern.com)

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847.588.5671  
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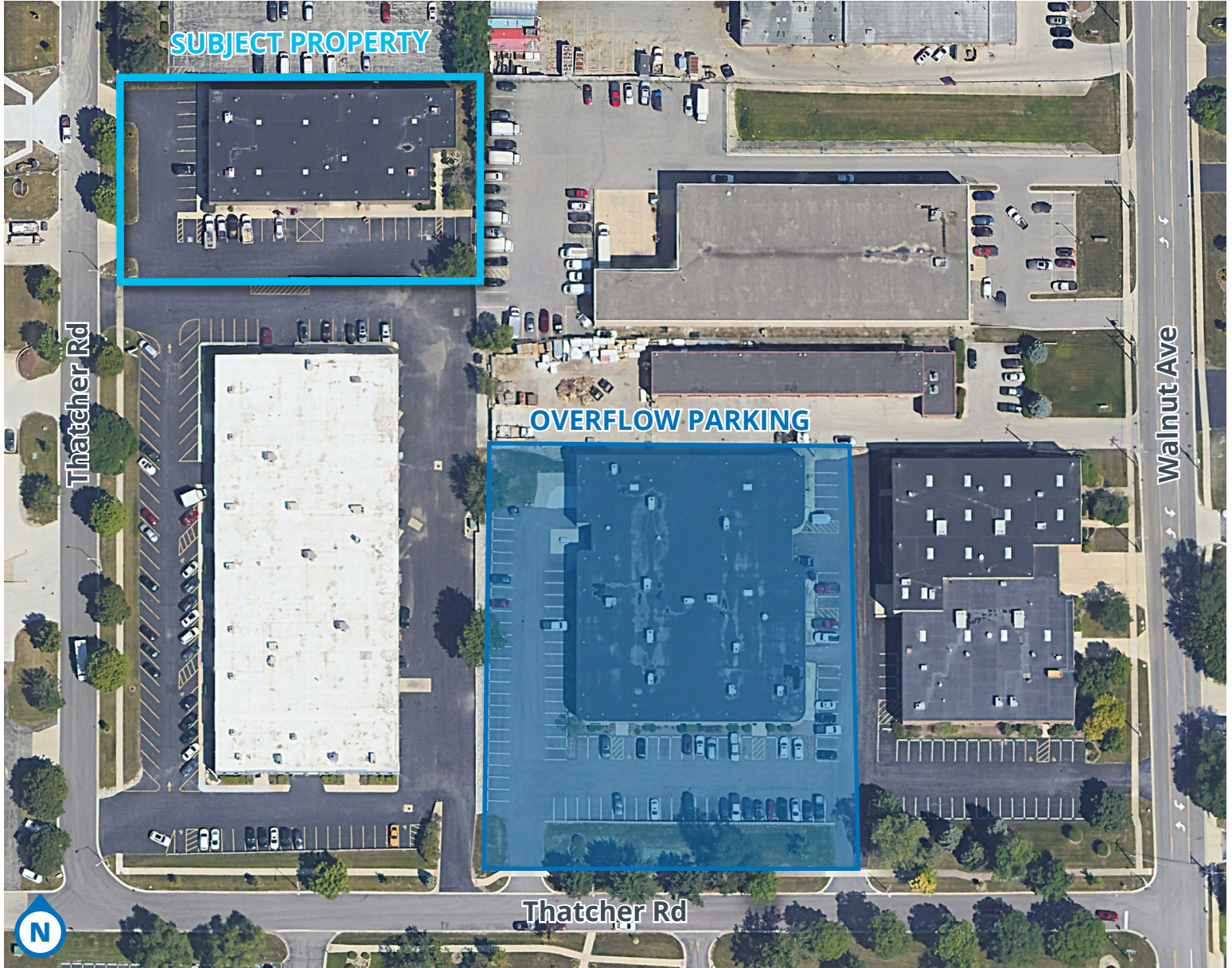
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**AERIAL VIEW**



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justin.lerner@transwestern.com

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