

**INDUSTRIAL
SPACE
FOR LEASE**

±55,621 SF

Low DuPage
County Taxes

Professionally
Owned and
Managed by:


WESTMOUNT
REALTY CAPITAL, LLC


TRANSWESTERN
REAL ESTATE
SERVICES

1645 DOWNS DRIVE

West Chicago, IL 60185

[Property Website](#)



Specifications

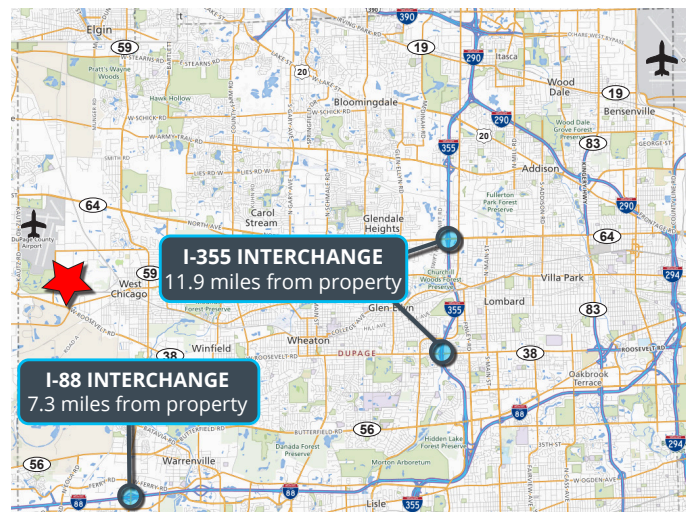
- Building Size: ±129,579 SF
- Land Area: ±6.06 AC
- Available Size: ±55,621 SF
- Office Size: ±3,538 SF
- Loading: 6 Interior Docks
- Ceiling Height: ±24' Clear
- Power: 800A @ 480V
- Parking: 75 Cars
- Year Built: 1975
- Sprinklers: ESFR

Highlights

- Available 9/1/2024
- New roof in 2016
- Low DuPage County taxes
- Immediate access to North Ave
- Close proximity to DuPage Airport
- 7.5 miles from I-88 via IL-38 & IL-59
- 12 miles from I-355 via North Ave

Pricing

- RET: \$1.20 PSF (2024 Est.)
- CAM: \$0.84 PSF (2024 Est.)
- INS: \$0.12 PSF (2024 Est.)
- UTIL: \$0.01 PSF (2024 Est.)
- **Lease Rate: Subject to Offer**



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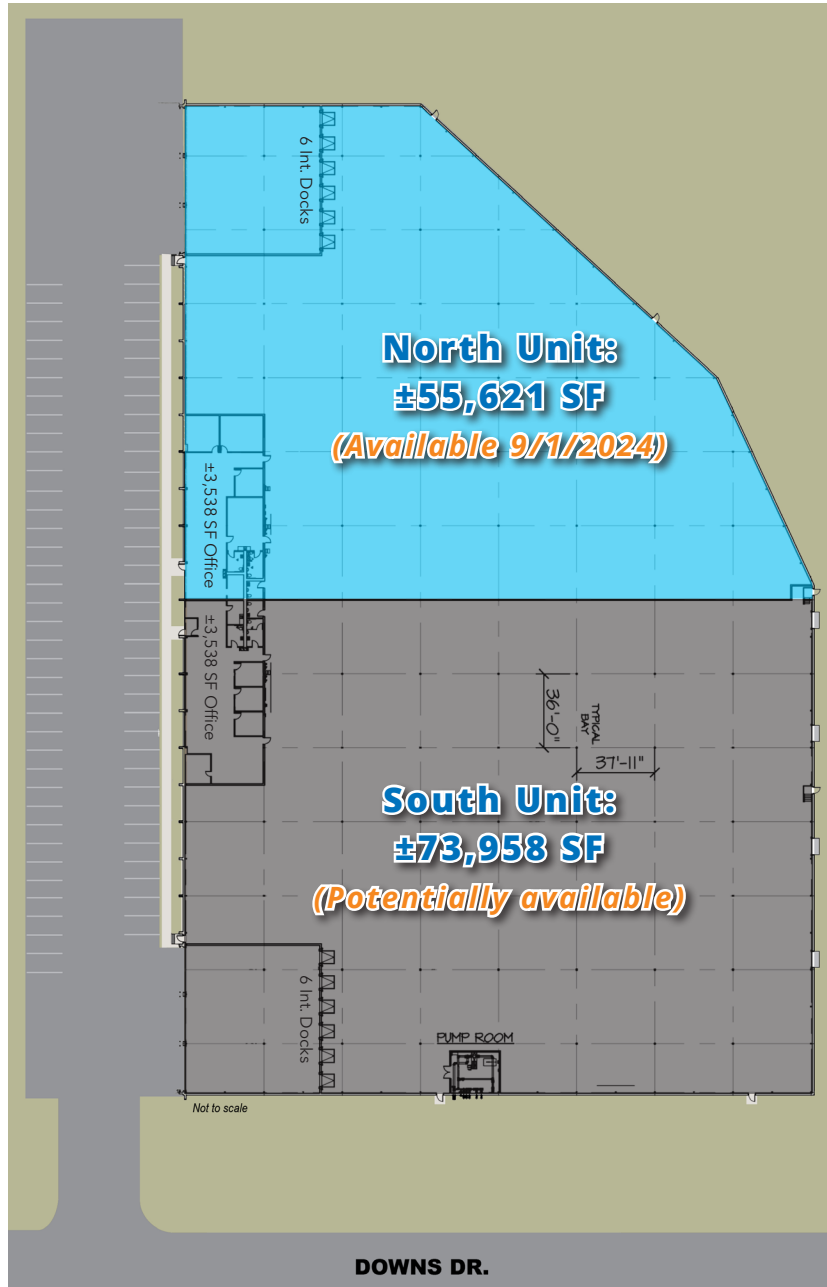

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SITE PLAN



AERIAL VIEW



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