

±31,919 SF  
INDUSTRIAL  
BUILDING  
FOR LEASE

DIVISIBLE  
TO ±15,323 SF  
& ±16,596 SF

Tenant  
Incentive  
Available!

Institutionally  
Owned &  
Professionally  
Managed

**AGELLAN**  
COMMERCIAL REIT

**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 2002-2008 BLOOMINGDALE ROAD

Glendale Heights, IL 60139

[Property Website](#)



**TENANT INCENTIVE: First 3 Months Net Free on a Qualified Deal\***

*\*Qualified Deal must be a minimum 5-year lease signed by December 31, 2024*

## Specifications

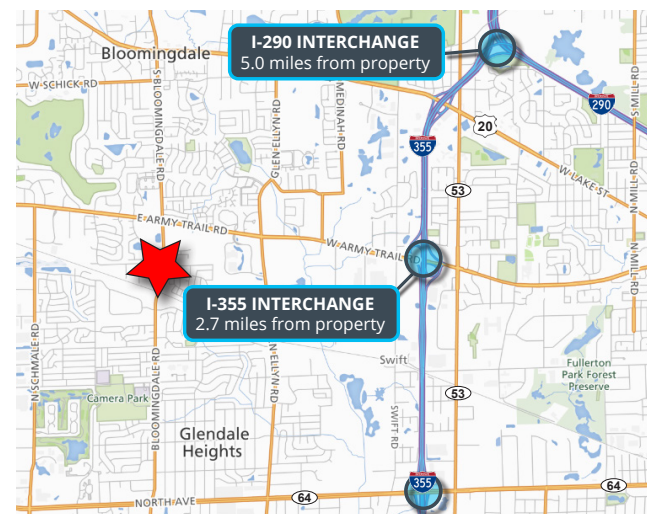
- Building Size: ±31,919 SF
  - Unit 2002: ±16,596 SF
  - Unit 2008: ±15,323 SF
- Office Size: ±7,570 SF
  - Unit 2002: ±3,880 SF
  - Unit 2008: ±3,690 SF
- Loading: 3 Docks / 3 DID
  - Unit 2002: 2 Docks / 1 DID
  - Unit 2008: 1 Dock / 2 DID
- Ceiling Height: ±21'
- Power: 400 Amps
- Parking: ±52 Cars
- Year Built: 2000
- Construction: Precast

## Highlights

- Well-maintained facility
- LED lights in warehouse
- Building signage along Bloomingdale Road
- Immediate access to I-355 via Army Trail Road
- Low DuPage County taxes
- Institutionally owned and professionally managed

## Pricing

- CAM: \$1.98 PSF (2024 Est)
- RET: \$2.61 PSF (2024 Est)
- Lease Rate: Subject to Offer**



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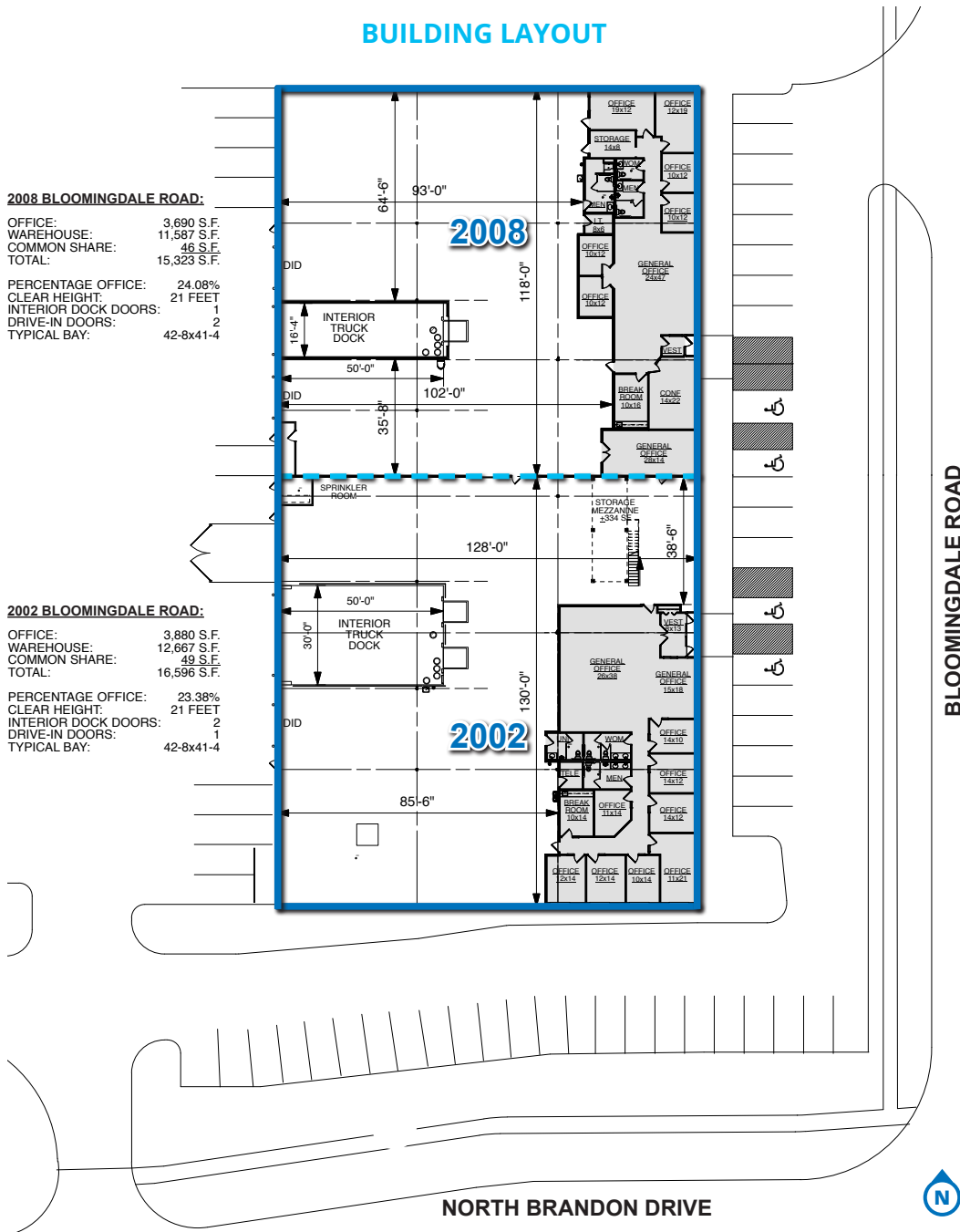
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## BUILDING LAYOUT



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