

±43,519 SF
**INDUSTRIAL
BUILDING
FOR LEASE**

Hard-to-find
Standalone
Facility in
Central DuPage

Excellent
Access to
I-355 via
Army Trail Rd

Institutionally
Owned and
Professionally
Managed by:



TRANSWESTERN
REAL ESTATE
SERVICES

700 HIGH GROVE BOULEVARD

Glendale Heights, IL 60139

[Property Website](#)



SPECIFICATIONS

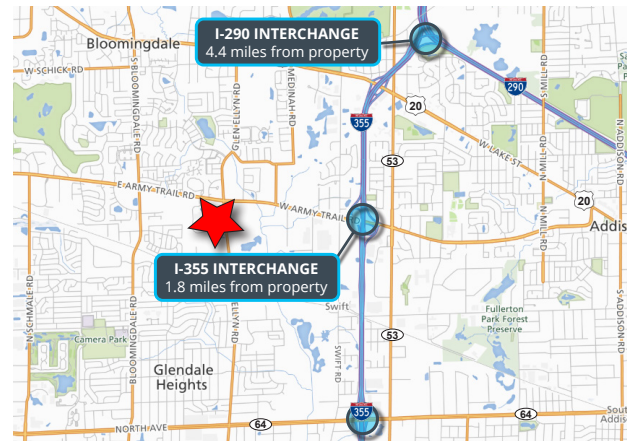
- Building Size: ±43,519 SF
- Land Area: ±3.09 AC
- Office Size: ±9,142 SF
- Ceiling Height: ±18'
- Loading: 2 Int. Docks / 1 DID
- Power: 3000A 480/277V
- Year Built: 1990
- Sprinklers: Yes
- Construction: Raked Precast
- Zoning: Industrial

HIGHLIGHTS

- Well-maintained with brand new office finishes and new LED lights throughout
- Hard-to-find standalone facility in Central DuPage County
- Excellent access to I-355 via Army Trail Road

PRICING

- CAM: \$0.80 PSF (2024 Est.)
- INS: \$0.25 PSF (2024 Est.)
- RET: \$2.45 PSF (2024 Est.)
- **Lease Rate: Subject to Offer**



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

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

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

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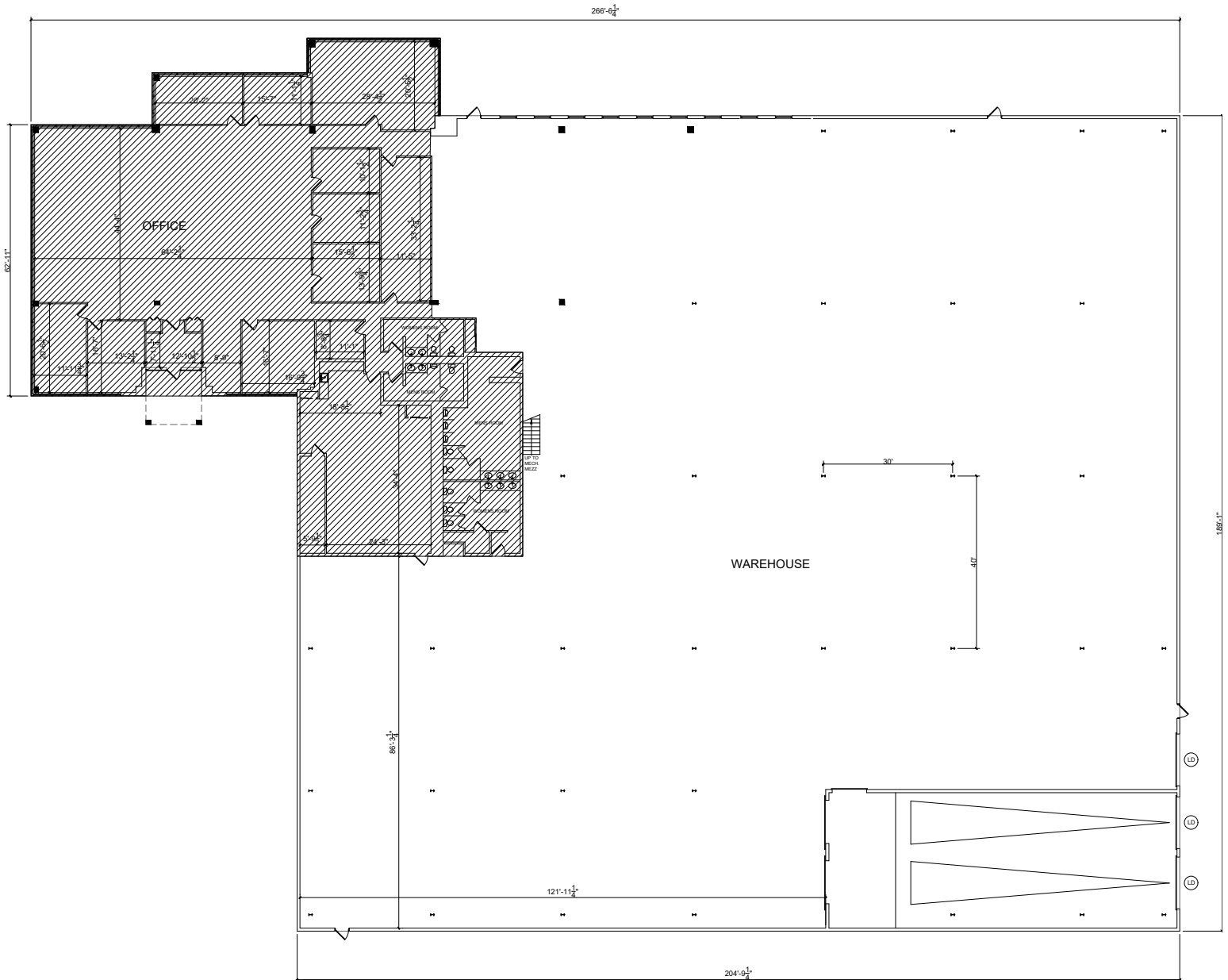

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FLOOR PLAN



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PROPERTY PHOTOS



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