

5201-5241 Thatcher Road

±5,108 - ±10,707 SF INDUSTRIAL SPACE AVAILABLE FOR LEASE

Downers Grove, IL 60515

[Property Website](#)

Direct Access
to I-355

Ample
Parking

Low DuPage
County Taxes

Professionally
Owned & Managed



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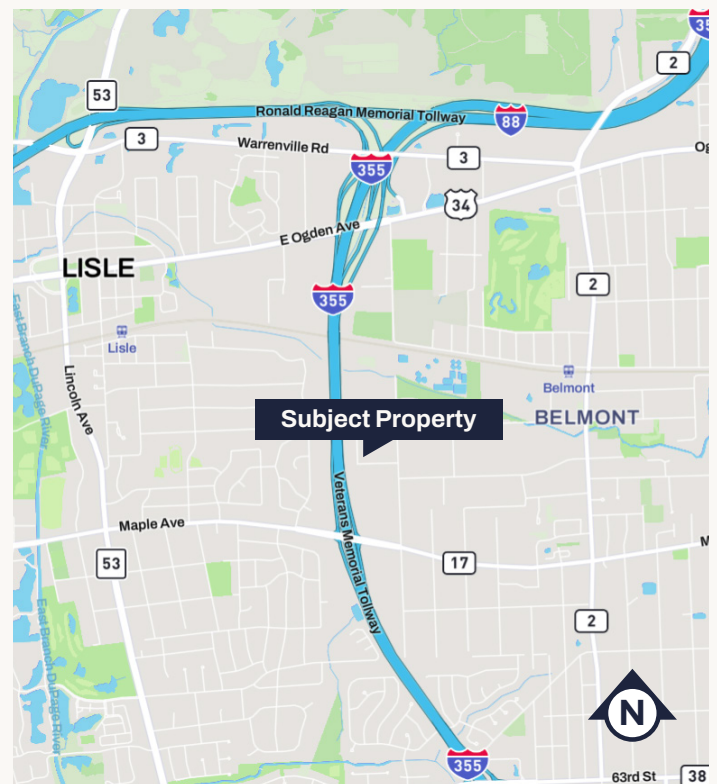
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Property Highlights

- ±5,108 - ±10,707 SF industrial space for lease
- Unit 5233: ±5,599 SF / ±2,791 SF office / 1 DID
- Unit 5235: ±5,108 SF / ±2,000 SF office / 2 DID
- Ample parking
- Direct access to I-355
- Low DuPage County taxes
- Professionally owned and managed building

BUILDING SIZE	±44,240 SF
LAND AREA	±2.79 AC
AVAILABLE SIZE	±10,707 SF
OFFICE SIZE	±4,791 SF (Can be reduced)
CEILING HEIGHT	14'
LOADING	3 Drive-in Doors
YEAR BUILT	1978
CONSTRUCTION	Masonry
ZONING	M-1
CAM	\$1.88 PSF (2025 Est.)
RET	\$1.37 PSF (2025 Est.)
LEASE RATE	Subject to Offer



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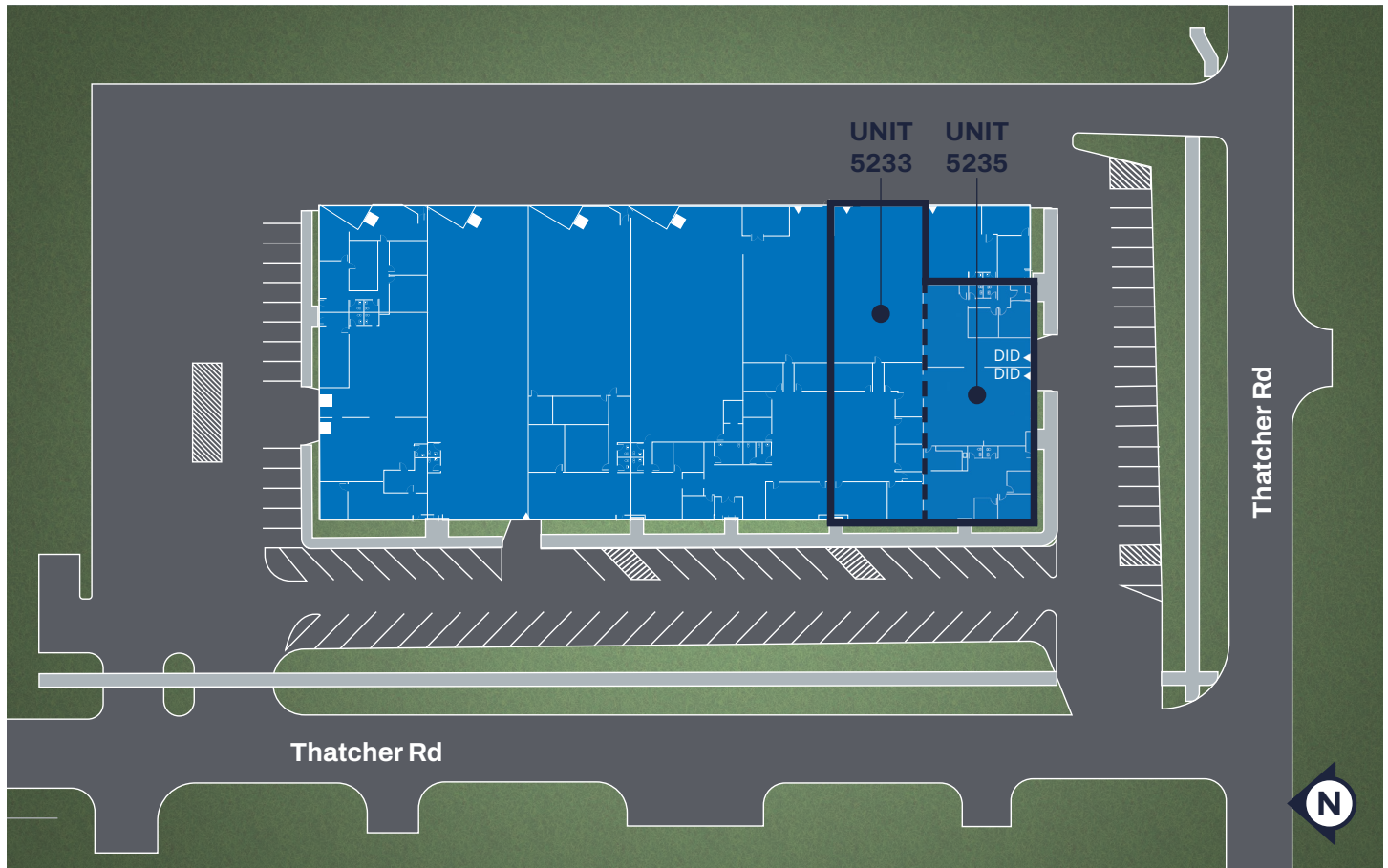
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BUILDING LAYOUT

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PROPERTY PHOTOS

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