

180 Exchange Boulevard

±177,615 SF INDUSTRIAL BUILDING AVAILABLE FOR SUBLEASE

Glendale Heights, IL 60139

Immaculate
HQ Facility

High-efficiency
LED Lighting

Heavy Parking
and Loading

Close Proximity
to I-355



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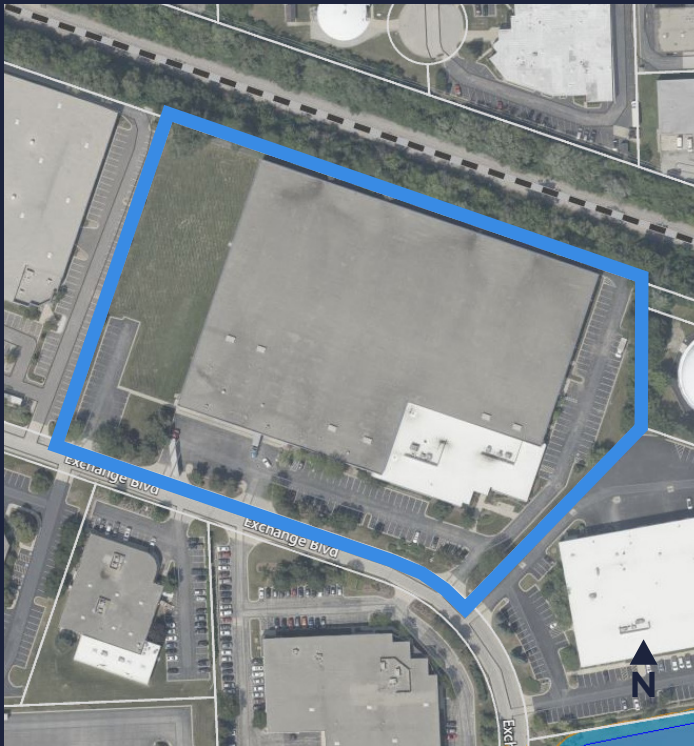
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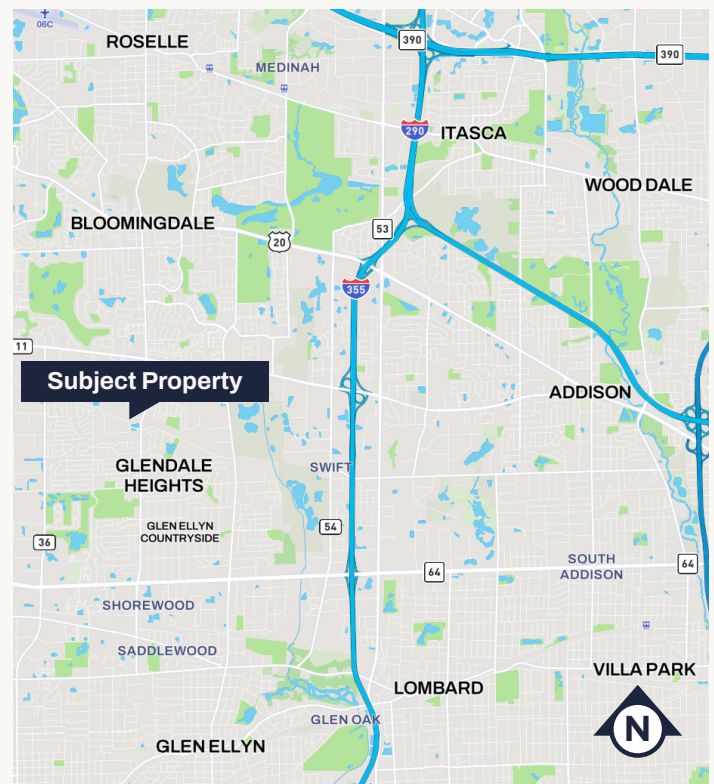
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Property Highlights

- ±177,615 SF industrial building available for sublease through January 31, 2030
- Immaculate headquarters facility
- High-efficiency LED lighting
- Heavy parking and loading
- Close proximity to I-355 via Army Trail Road and North Avenue (Route 64)
- Term can be extended directly through Owner
- Low DuPage County real estate taxes

BUILDING SIZE	±177,615 SF
LAND AREA	±7.59 AC
OFFICE SIZE	±20,600 SF
CEILING HEIGHT	±24'
LOADING	11 Docks / 2 DID
POWER	1200A 480V (To be confirmed)
PARKING	±125 Cars
SPRINKLERS	Wet
HEATING	Gas
ZONING	I (Industrial)
CONSTRUCTION	Precast
YEAR BUILT	1991
CAM	\$0.31 PSF (2026 Est.)
INS	\$0.12 PSF (2026 Est.)
RET	\$1.83 PSF (2026 Est.)
LEASE RATE	Subject to Offer



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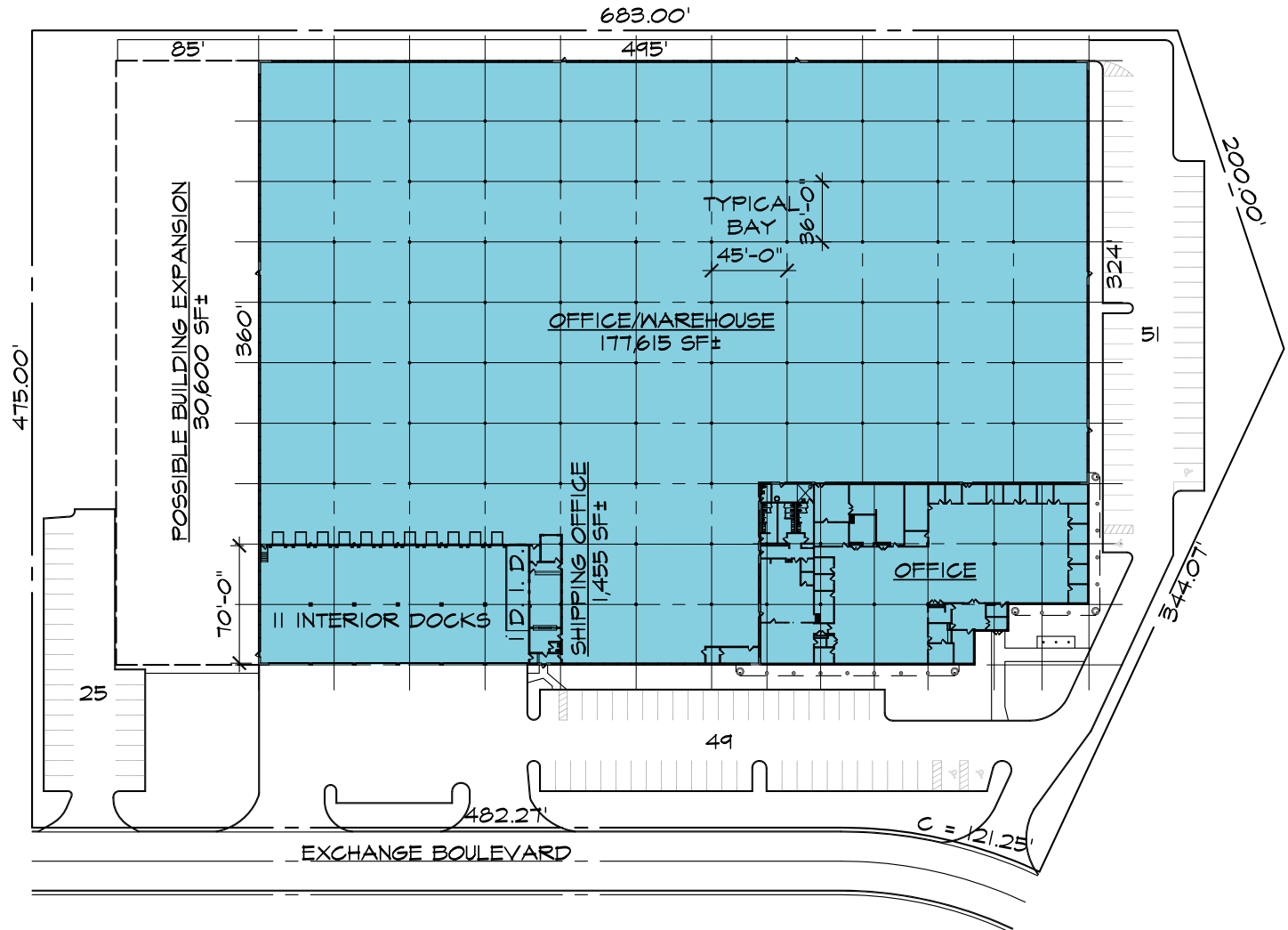
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SITE PLAN

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