

±15,323 SF
**INDUSTRIAL
SPACE
FOR LEASE**

Well-maintained
Precast Facility

Immediate
Access to I-355

Institutional
Ownership

AGELLAN
COMMERCIAL REIT

TRANSWESTERN
REAL ESTATE
SERVICES

2008 BLOOMINGDALE ROAD

Glendale Heights, IL 60139

[Property Website](#)

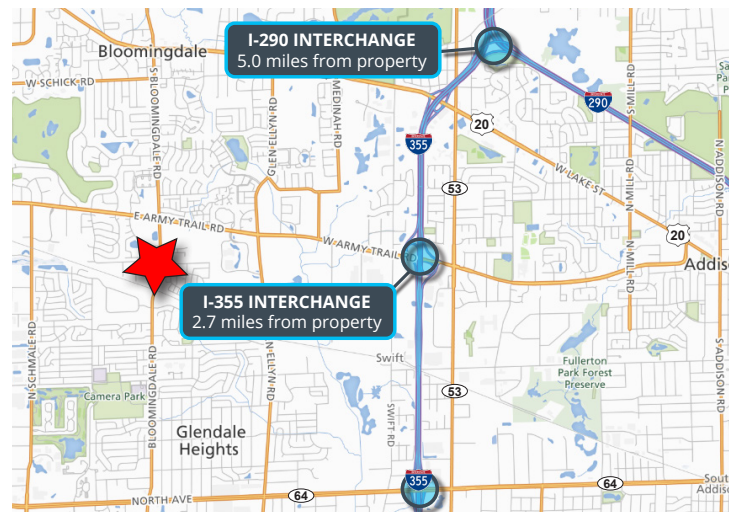


Specifications:

- Building Size: ±31,919 SF
- Available Size: ±15,323 SF
- Office Size: ±3,690 SF
- Ceiling Height: ±21'
- Loading: 1 Int Dock / 2 DID
- Power: 400-800 Amps
- Parking: ±28 Cars
- Year Built: 2000
- Construction: Precast
- CAM: \$1.98 PSF (2024 Est)
- RET: \$2.61 PSF (2024 Est)
- **Lease Rate: Subject to Offer**

Highlights:

- Available 10/1/2024
- ±16,596 SF potentially available (up to full ±31,919 SF building)
- Institutional ownership
- Professionally managed
- Well-maintained facility
- Building signage along Bloomingdale Road
- LED lights in warehouse
- Immediate access to I-355 via Army Trail Rd.
- Low DuPage County taxes



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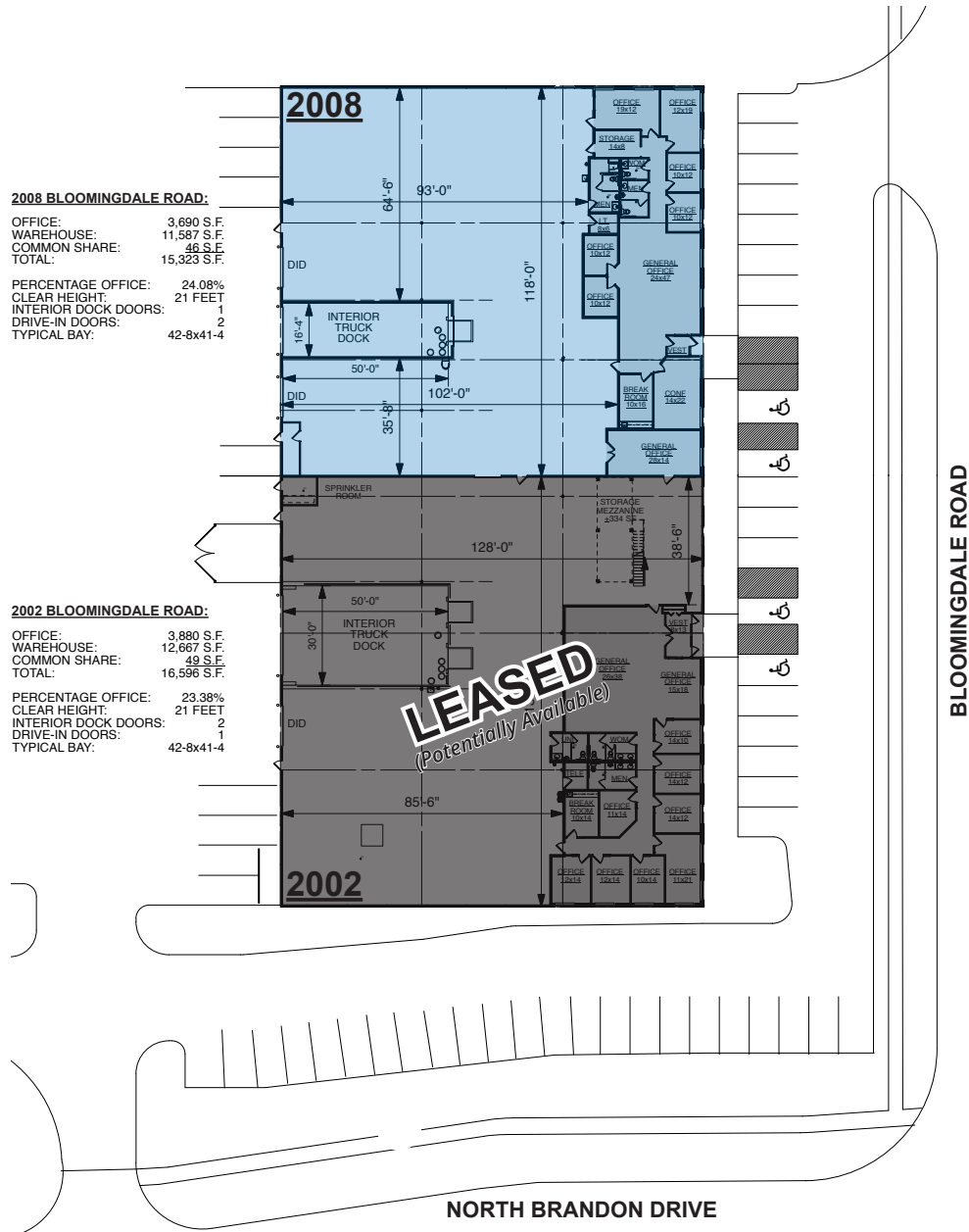
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BUILDING LAYOUT



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