

±12,431 SF
INDUSTRIAL
BUILDING
FOR SALE

High
Ceilings

Second-Story
Mezzanine Area

Immediately
Off of Route 34



TRANSWESTERN

REAL ESTATE
SERVICES

4341 MIDDAUGH AVENUE

Downers Grove, IL 60515

[Property Website](#)

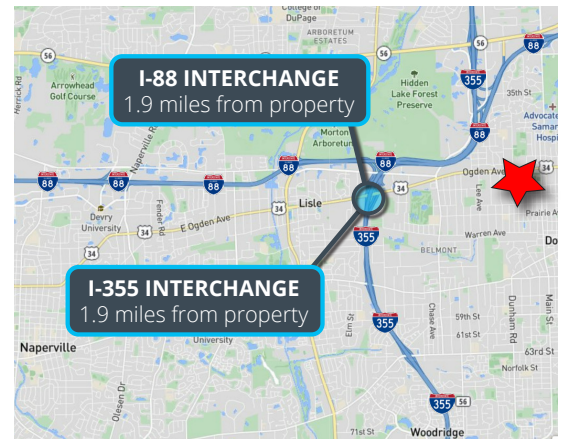


SPECIFICATIONS

- Building Size: ±12,431 SF
- Land Area: ±0.56 AC
- Office Size: ±2,000 SF
- Ceiling Height: 18'
- Loading: 1 Ext Dock/1 DID
- Parking: ±15 Cars
- Year Built: 2000
- Construction: Racked Precast and Metal
- RE Taxes: \$1.58 PSF (2024)
- **Sale Price: \$2,475,000.00**

HIGHLIGHTS

- Hard-to-find, standalone facility in DuPage County
- Well-maintained building
- High ceilings and second-story mezzanine area
- Suited for a variety of alternative uses
- Immediately off of Route 34 in prestigious Downers Grove
- ±2 miles from the 4-way interchanges at both I-88 and I-355 via Ogden Ave (Rt 34)



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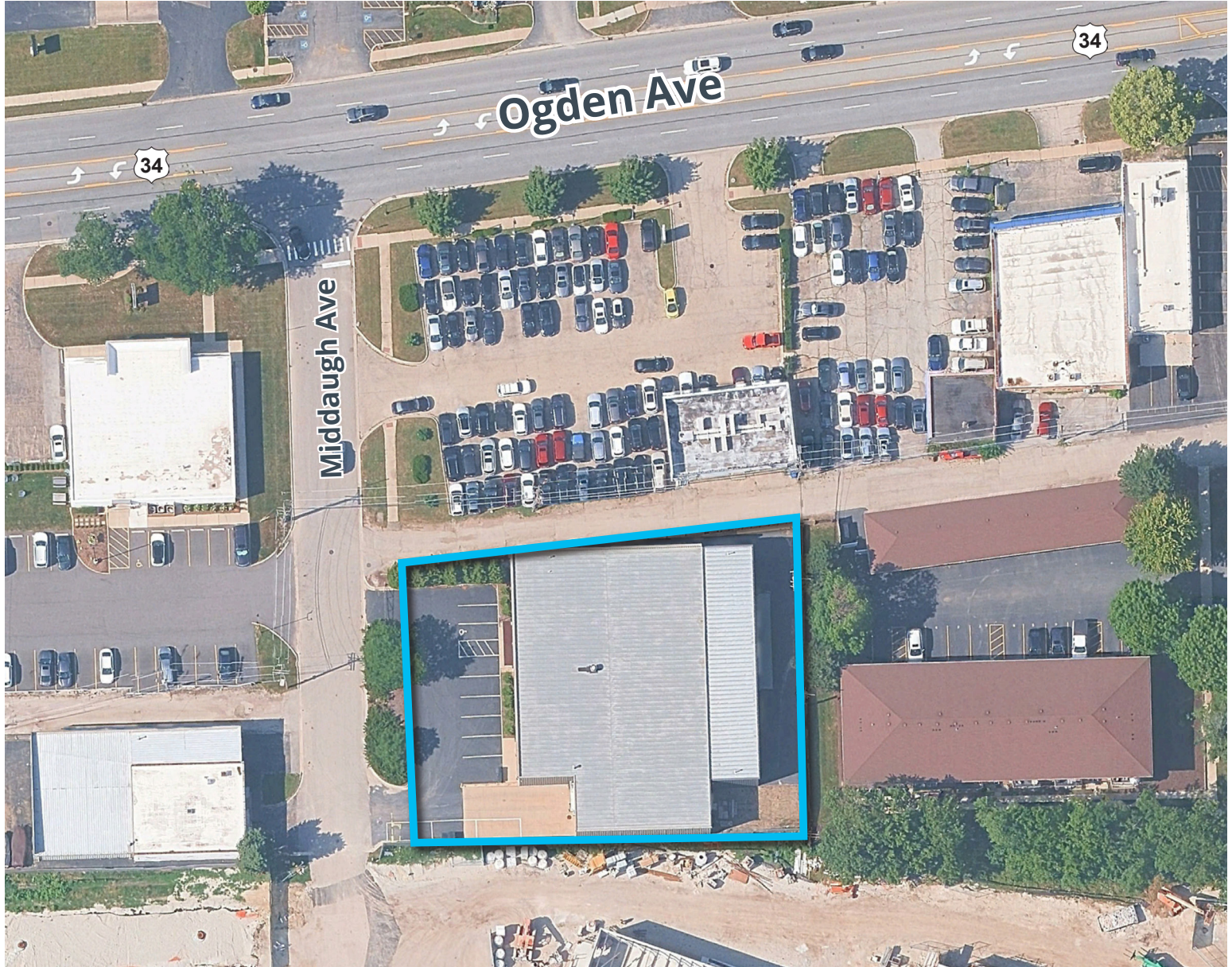
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AERIAL VIEW



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