

**INDUSTRIAL
SPACE
FOR LEASE**

±11,650 SF

Completely
Renovated
Office and
Warehouse

Great
Loading
Access



TRANSWESTERN

REAL ESTATE
SERVICES

2820 THATCHER ROAD

Downers Grove, IL 60515

[Property Website](#)

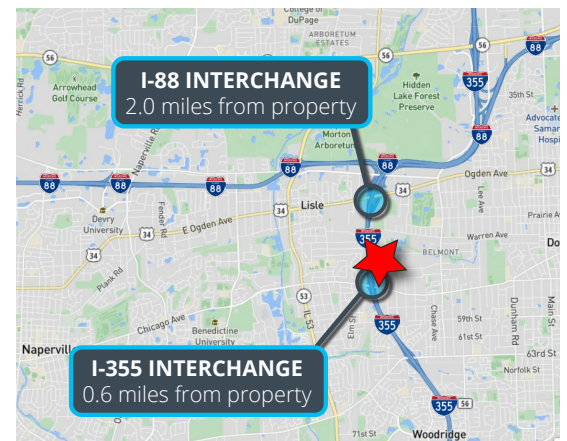


Specifications

- Building Size: ±35,000 SF
- Land Area: ±2.24 AC
- Available Size: ±11,650 SF
- Office Size: ±3,300 SF
- Ceiling Height: ±14'
- Loading: 3 Docks / 1 DID
- Heating: Gas
- Sprinklers: Yes
- Year Built: 1987
- Construction: Masonry
- **Lease Rate: \$12.50 PSF MG**

Highlights

- Completely renovated office and warehouse
- Ample power
- Great loading access
- Heavy car parking
- Low DuPage County taxes
- Close proximity to both I-355 and I-88



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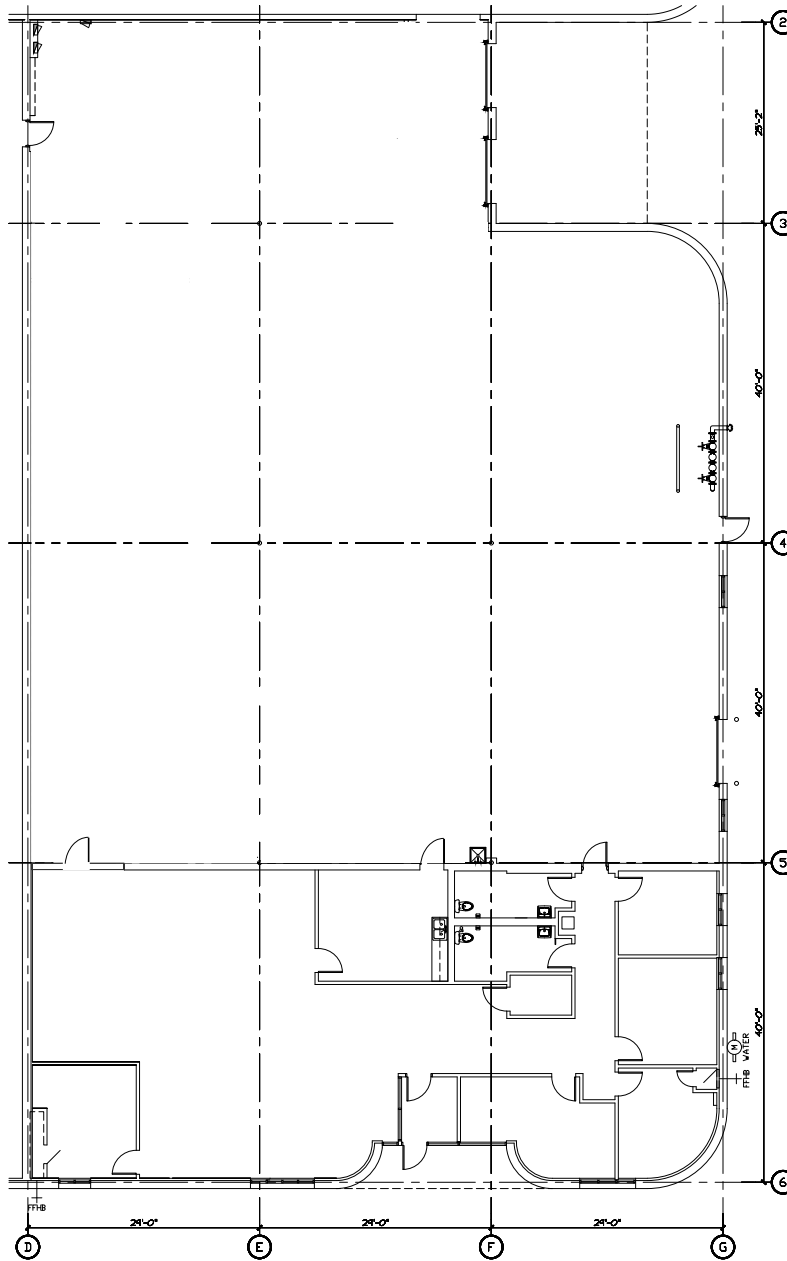
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FLOOR PLAN



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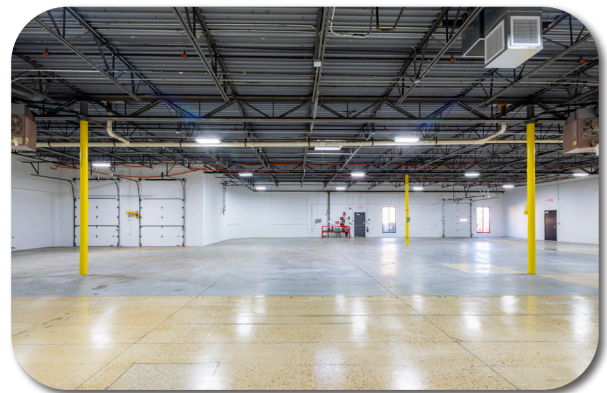
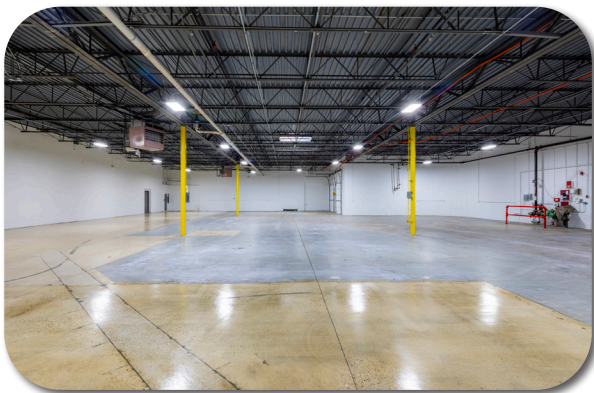
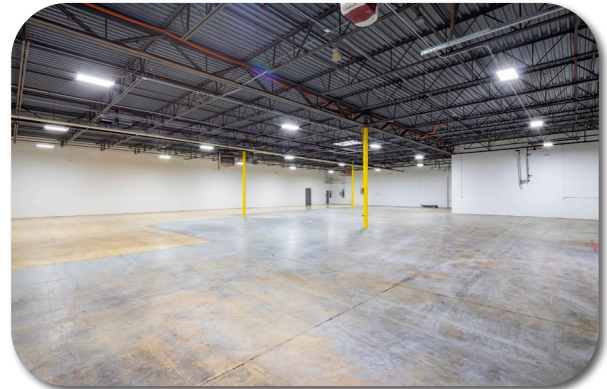
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PROPERTY PHOTOS



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AERIAL PHOTO



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