### **FOR SALE**

## Office/Warehouse Building

2800 Hitchcock Ave. Downers Grove, IL 60515



Desirable office warehouse building located in Ellsworth Business Park in Downers Grove at the I-355 and Maple Avenue interchange. NWC of Walnut Ave. & Hitchcock Ave. Property is 100% NET leased to one tenant. Lease expires 3/31/26 and the building can be easily converted to three separate units with private entrances. Three overhead doors, one exterior dock, one interior overhead door, large kitchen/lunchroom, four washrooms plus shower room and fully sprinklered with high end office finishes.



**Mark Butler** MANAGING BROKER

(630) 707-3774 mark@markbutlerproperties.net 947 Maple Ave., Downers Grove, IL 60515 markbutlerproperties.net



Mark Butler Properties has been hired by the property owner to represent the property owner and will be compensated by the property owner for services rendered. No Dual agency is implied or agreed to unless executed by both parties. Information is subject to change. or withdrawal and is not guaranteed. Co-op brokers must be present for all showings/inspections.

#### FOR SALE

# Office/Warehouse Building

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#### **PROPERTY HIGHLIGHTS**

Occupancy: 100% Net Income: \$144,000.00 (Exp. 3/26)

**Building Size:** 13,700 SF **R.E. Taxes:** \$23,045

Lot Size: .94 Ac. Washrooms: 2 Office, 2 Shop Plus Shower Room.

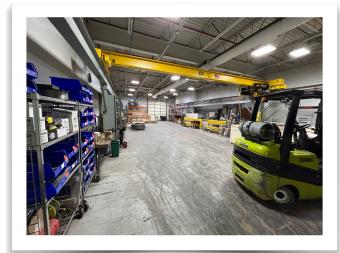
Ceiling Ht: 17' Exterior Signage: Yes

Drive In Doors: 3 Exterior Dock: 1

**Zoning:** ORM **Parking:** 25 Car

ASKING PRICE: Contact Mark Butler Sprinklered: Yes







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