

**INDUSTRIAL  
SPACE  
FOR LEASE**

**±55,621 SF**

Low DuPage  
County Taxes

Professionally  
Owned and  
Managed by:

**WESTMOUNT  
REALTY CAPITAL, LLC**

**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 1645 DOWNS DRIVE

West Chicago, IL 60185

[Property Website](#)



## Specifications

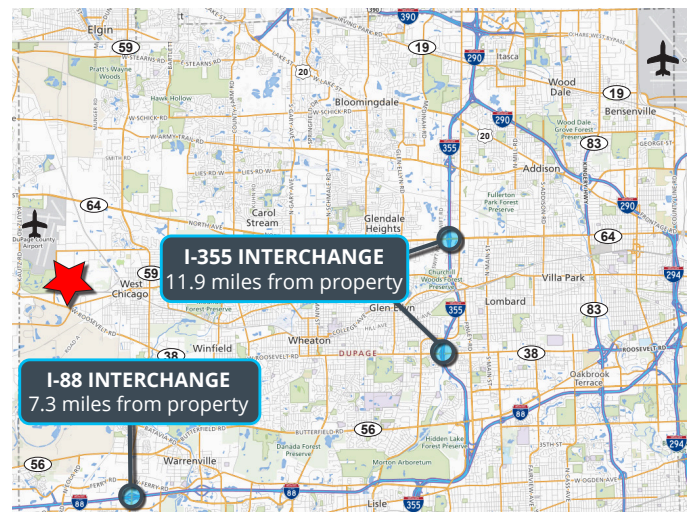
- Building Size: ±129,579 SF
- Land Area: ±6.06 AC
- Available Size: ±55,621 SF
- Office Size: ±3,538 SF
- Loading: 6 Interior Docks
- Ceiling Height: ±24' Clear
- Power: 800A @ 480V
- Parking: 75 Cars
- Year Built: 1975
- Sprinklers: ESFR

## Highlights

- New roof in 2016
- ±5,148 pallet positions
- Low DuPage County taxes
- Immediate access to North Ave
- Close proximity to DuPage Airport
- 7.5 miles from I-88 via IL-38 & IL-59

## Pricing

- RET: \$1.20 PSF (2024 Est.)
- CAM: \$0.84 PSF (2024 Est.)
- INS: \$0.12 PSF (2024 Est.)
- UTIL: \$0.01 PSF (2024 Est.)
- **Lease Rate: \$5.35 PSF Net**



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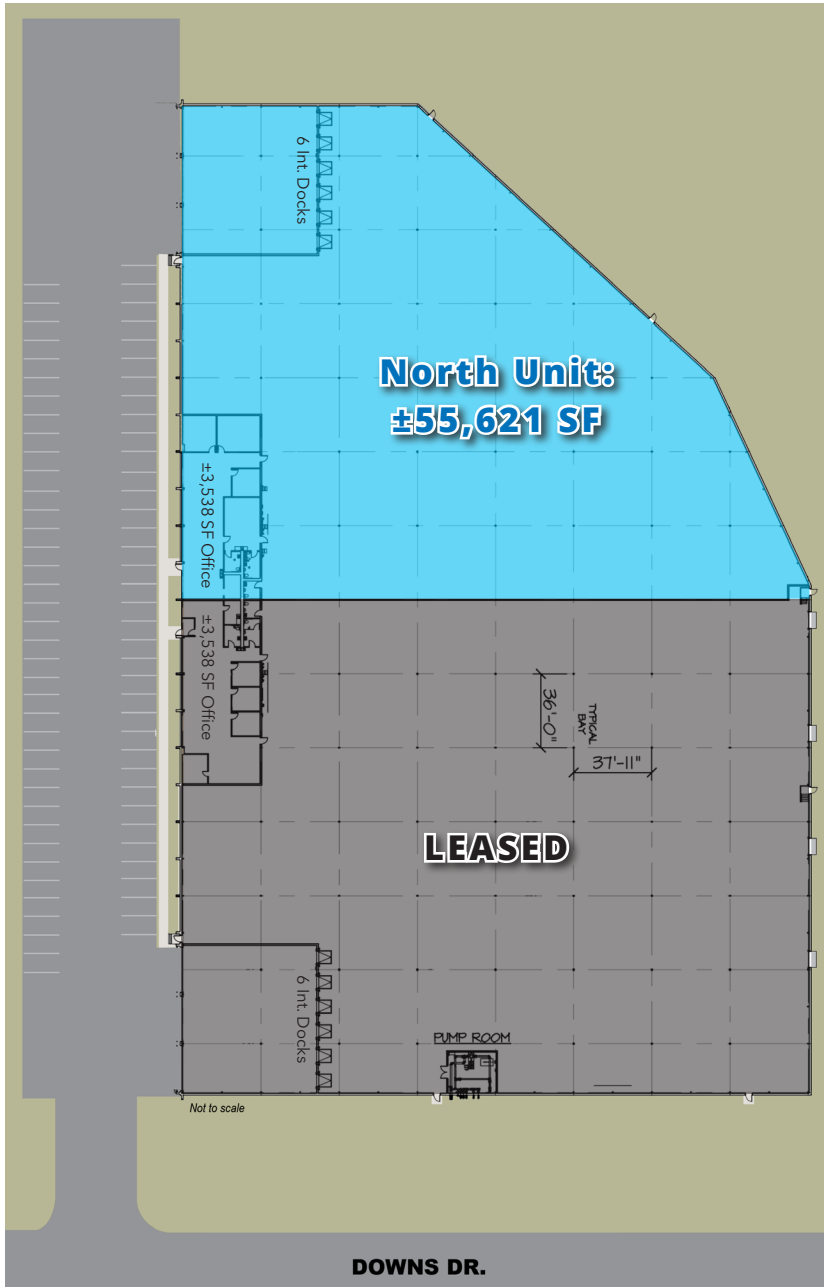
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**SITE PLAN**



**AERIAL VIEW**



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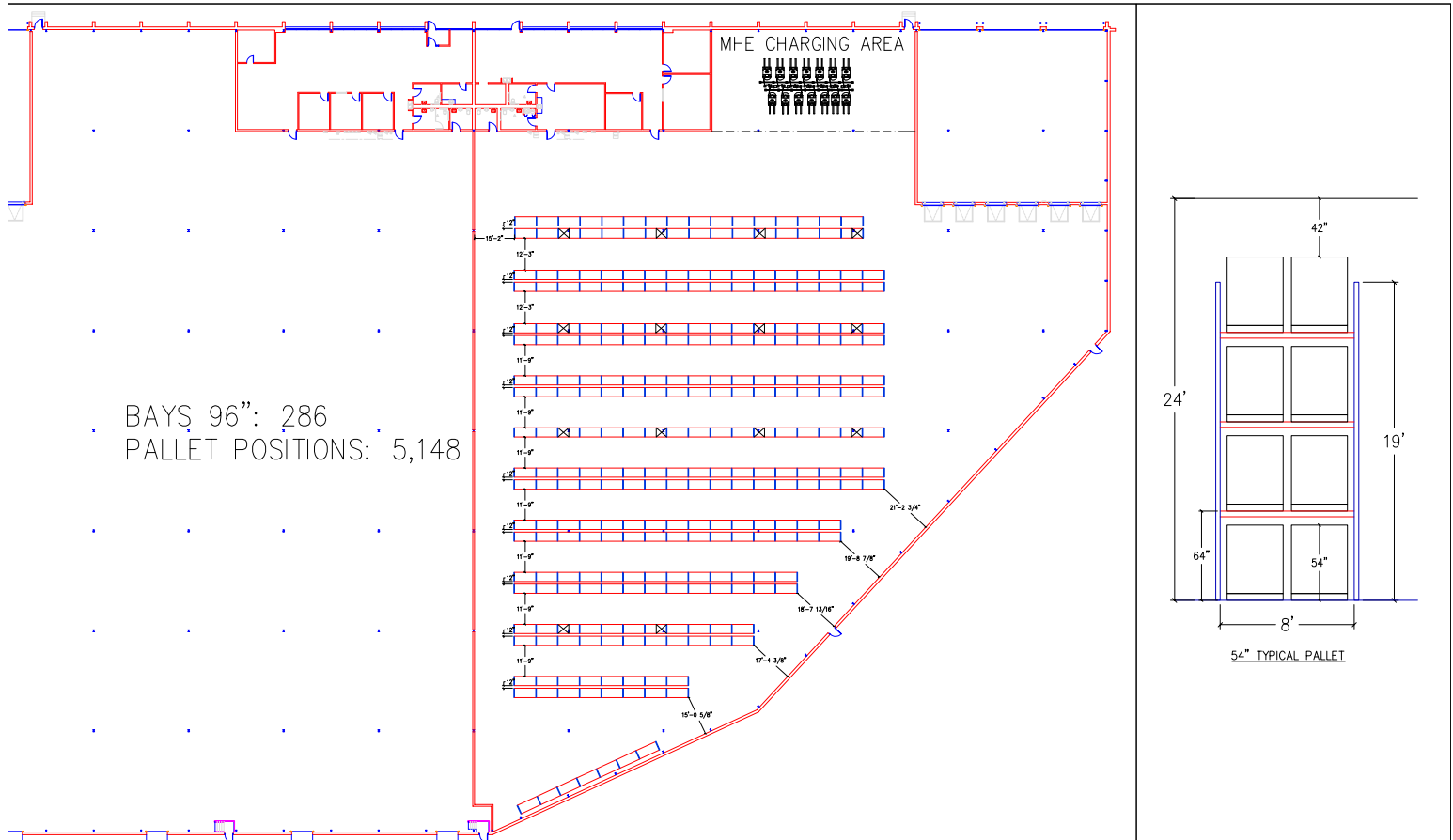
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## PALLET STORAGE LAYOUT



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