

±55,621 SF  
**INDUSTRIAL  
SPACE  
FOR LEASE**

Freshly  
Painted  
Warehouse

New LED  
Motion Sensor  
Lights

Professionally  
Owned and  
Managed by:

  
**WESTMOUNT**  
REALTY CAPITAL, LLC

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 1645 DOWNS DRIVE

West Chicago, IL 60185

[Property Website](#)



## Specifications

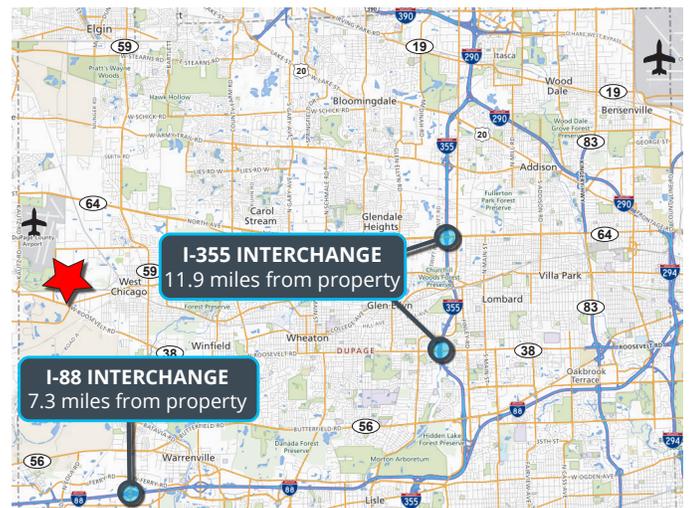
- Building Size: ±129,579 SF
- Land Area: ±6.06 AC
- Available Size: ±55,621 SF
- Office Size: ±3,538 SF
- Loading: 6 Interior Docks
- Ceiling Height: ±24' Clear
- Power: 800A @ 480V
- Parking: 75 Cars
- Year Built: 1975
- Sprinklers: ESFR

## Highlights

- New roof in 2016
- ±5,148 pallet positions
- Low DuPage County taxes
- Freshly painted warehouse
- New LED motion sensor lights
- Access to I-88 via IL-38 & IL-59

## Pricing

- RET: \$1.33 PSF (2025 Est.)
- CAM: \$0.74 PSF (2025 Est.)
- INS: \$0.12 PSF (2025 Est.)
- **Lease Rate: \$5.50 PSF Net**



**Michael Marconi, SIOR**  
*Sr. EVP & Designated Managing Broker*  
847.588.5689  
[michael.marconi@transwestern.com](mailto:michael.marconi@transwestern.com)

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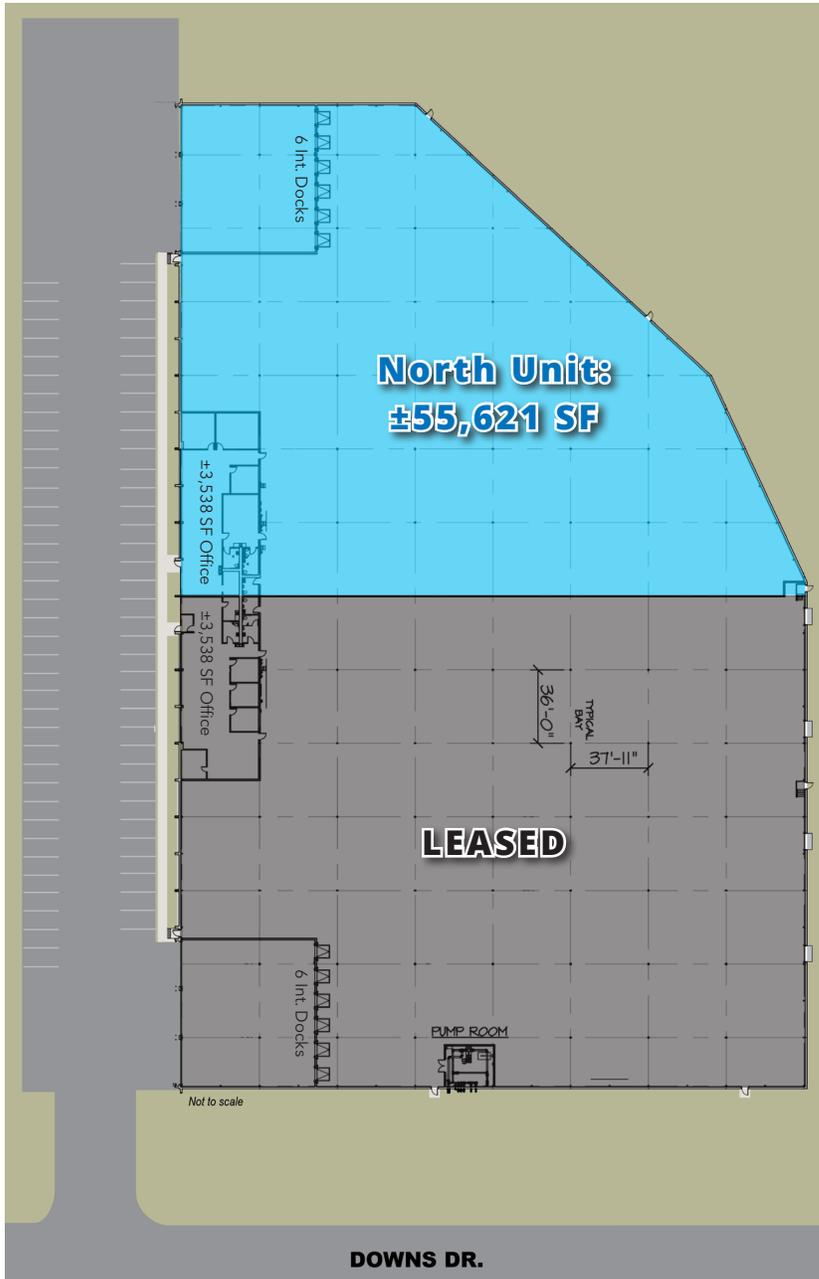
  
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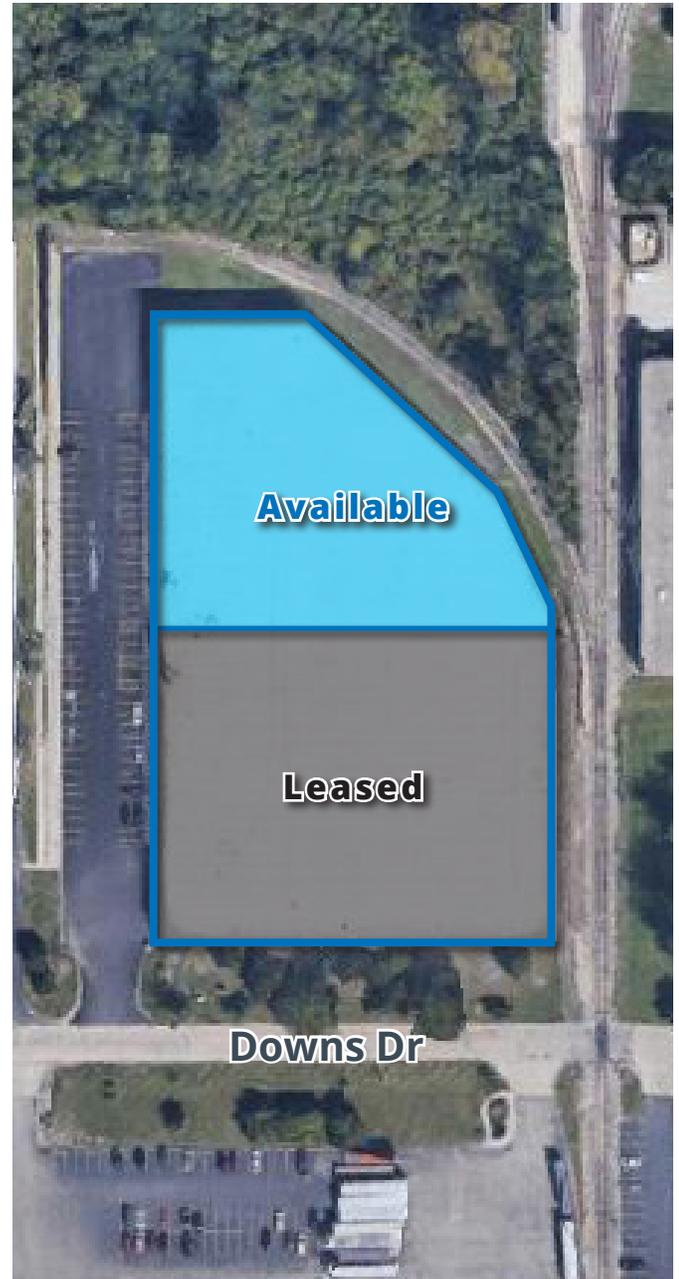
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SITE PLAN



AERIAL VIEW



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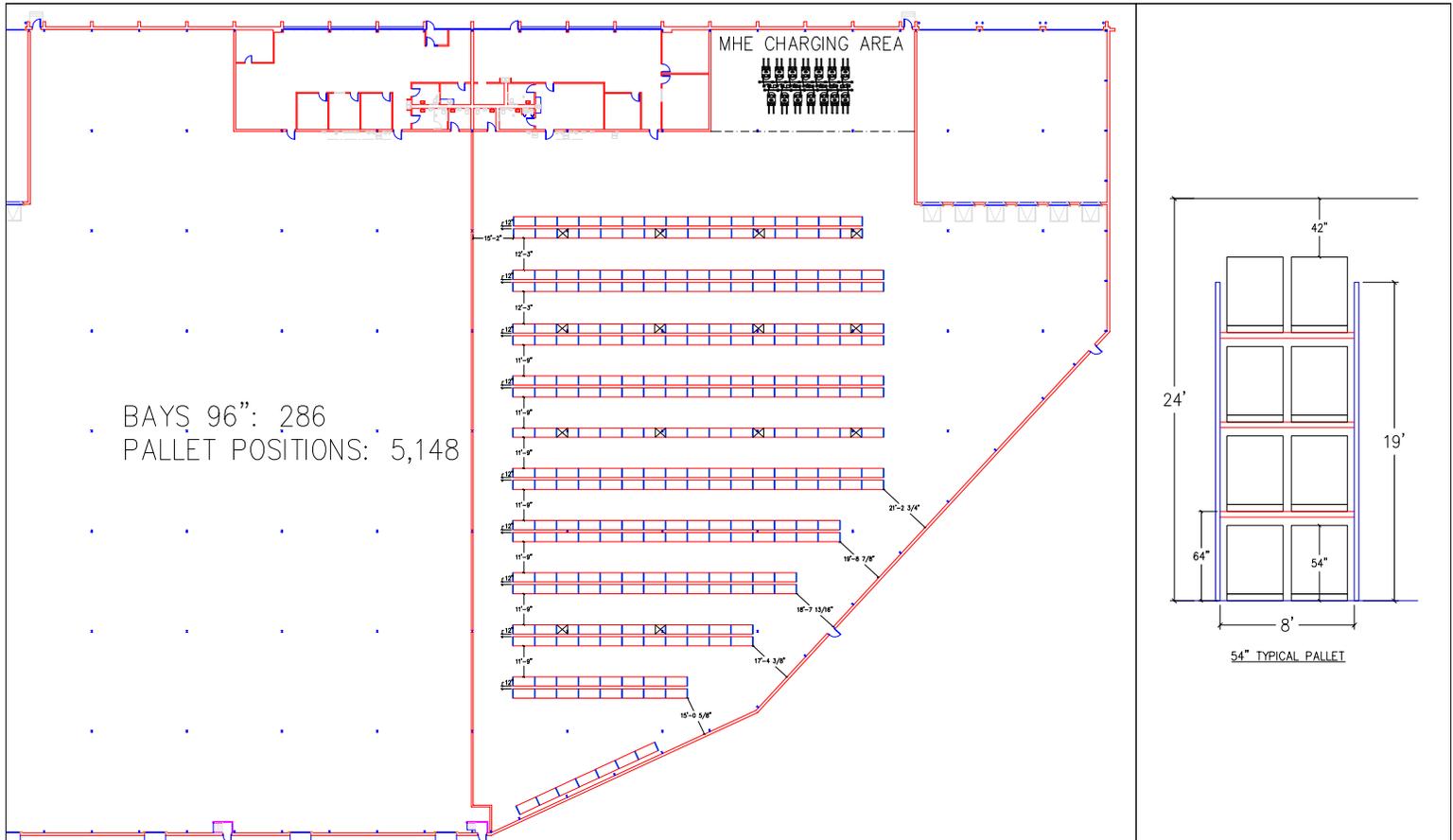
  
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## PALLET STORAGE LAYOUT



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## INTERIOR WAREHOUSE



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