

# 1864 HIGH GROVE

## Naperville, IL

### Available For Sublease

**MATT GARLAND**  
(312) 339-9015  
mgarland@cawleycre.com

**RAWLY LANTZ, SIOR**  
(630) 729-7944  
rlantz@cawleycre.com



#### Unit 104

**Total Available:** ± 5,640 Sq. Ft.

**Office:** ± 1,480 Sq. Ft.

**Lease Rate:** \$16.00 PSF Gross

**2026 CAM:** \$2.47 PSF

**2026 RE Taxes:** \$1.47 PSF

#### Building Specifications

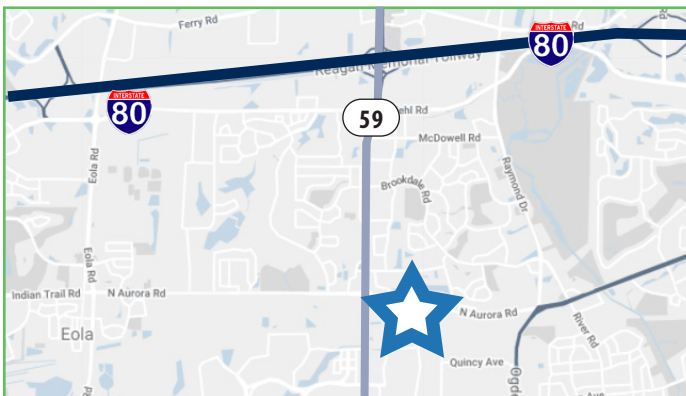
**Total Building:** 51,540 Sq. Ft.

**Ceiling Height:** 18' Pre-Cast

**Power:** 200-400A/120-180V;  
3-Phase

**Shared Loading:** 4 Exterior Docks  
2 Drive-In Doors

**Construction:** Pre-Cast



- ✓ High-Image Flex Space
- ✓ Heavy Loading
- ✓ Premier Location
- ✓ Ample Parking



PROFESSIONALLY  
OWNED  
AND MANAGED BY



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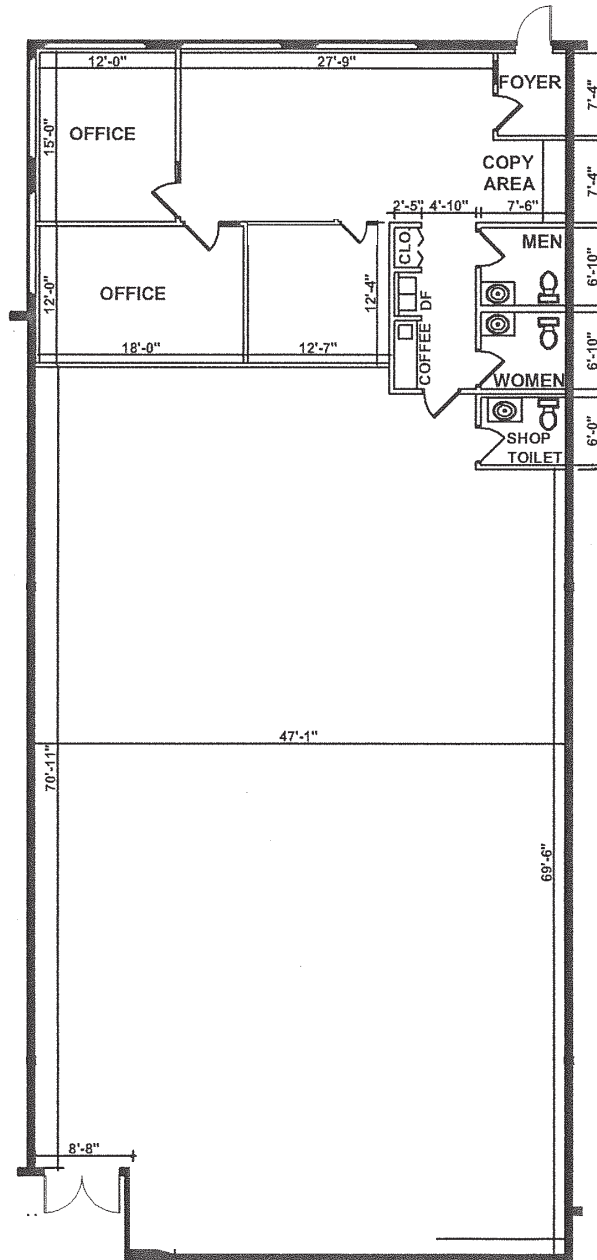
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CLEAR HEIGHT  
PROPERTIES