

# 1864 HIGH GROVE Naperville, IL

Available For Sublease

MATT GARLAND  
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RAWLY LANTZ, SIOR  
(630) 729-7944  
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## 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

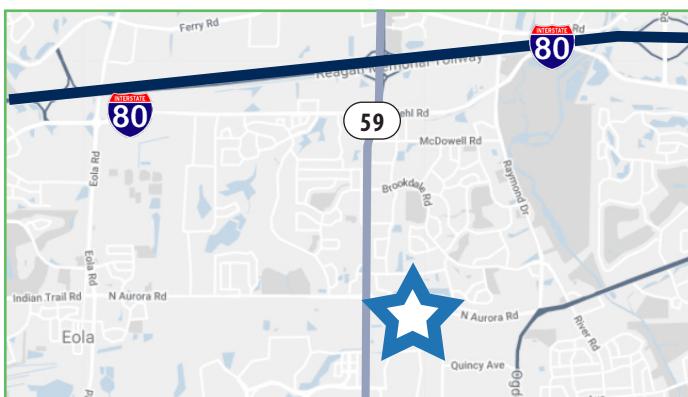
**Construction:** Pre-Cast

 **High-Image Flex Space**

 **Heavy Loading**

 **Premier Location**

 **Ample Parking**



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AND MANAGED BY



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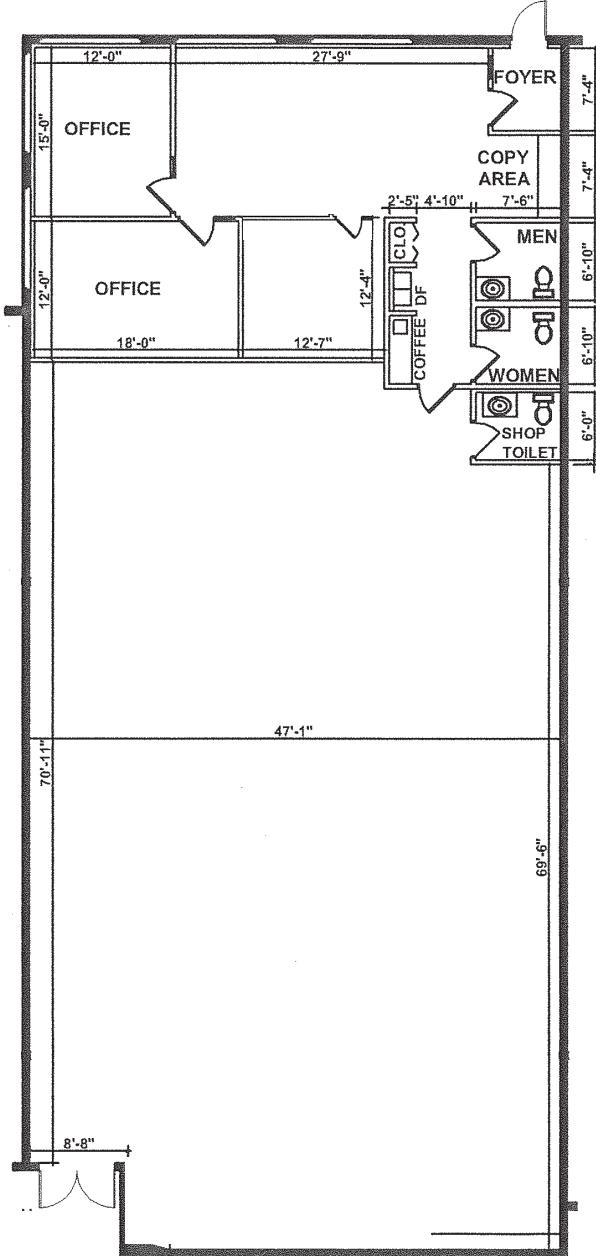
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