

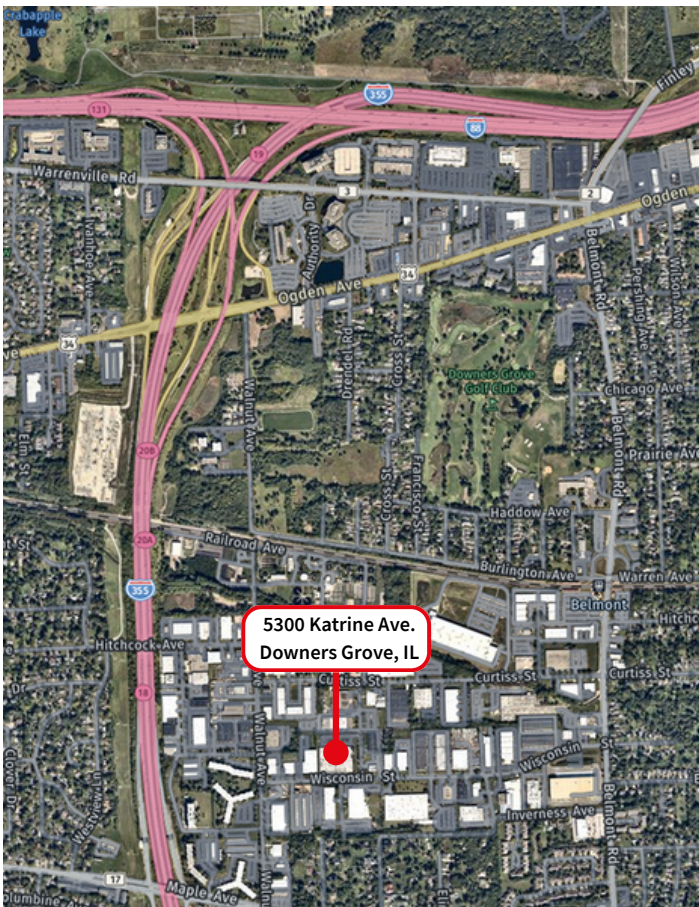


109,000 SF
Industrial space for sublease

Available: Now
Lease expiration: 9/30/2029

5300 Katrine Ave.

Downers Grove, IL 60515



Location

- 3 minutes to I-355
- 10 minutes to Rt. 34, I-355, I-88 interchange

Property specifications

- 109,000 SF available (divisible)
- 12,000 SF 1st floor office
- 5,200 SF 2nd floor office
- 16' clear height
- 4 interior docks
- 35,000LB levelers
- 40' x 40' column spacing
- 7" unreinforced flooring
- 179 car stalls
- ESFR sprinklers
- 2,500 amps at 480V
- Back-up diesel generator for 1,600 amps of power

Advantages and amenities

- PCI DSS; GSMA; ISO 7 clean room compliant

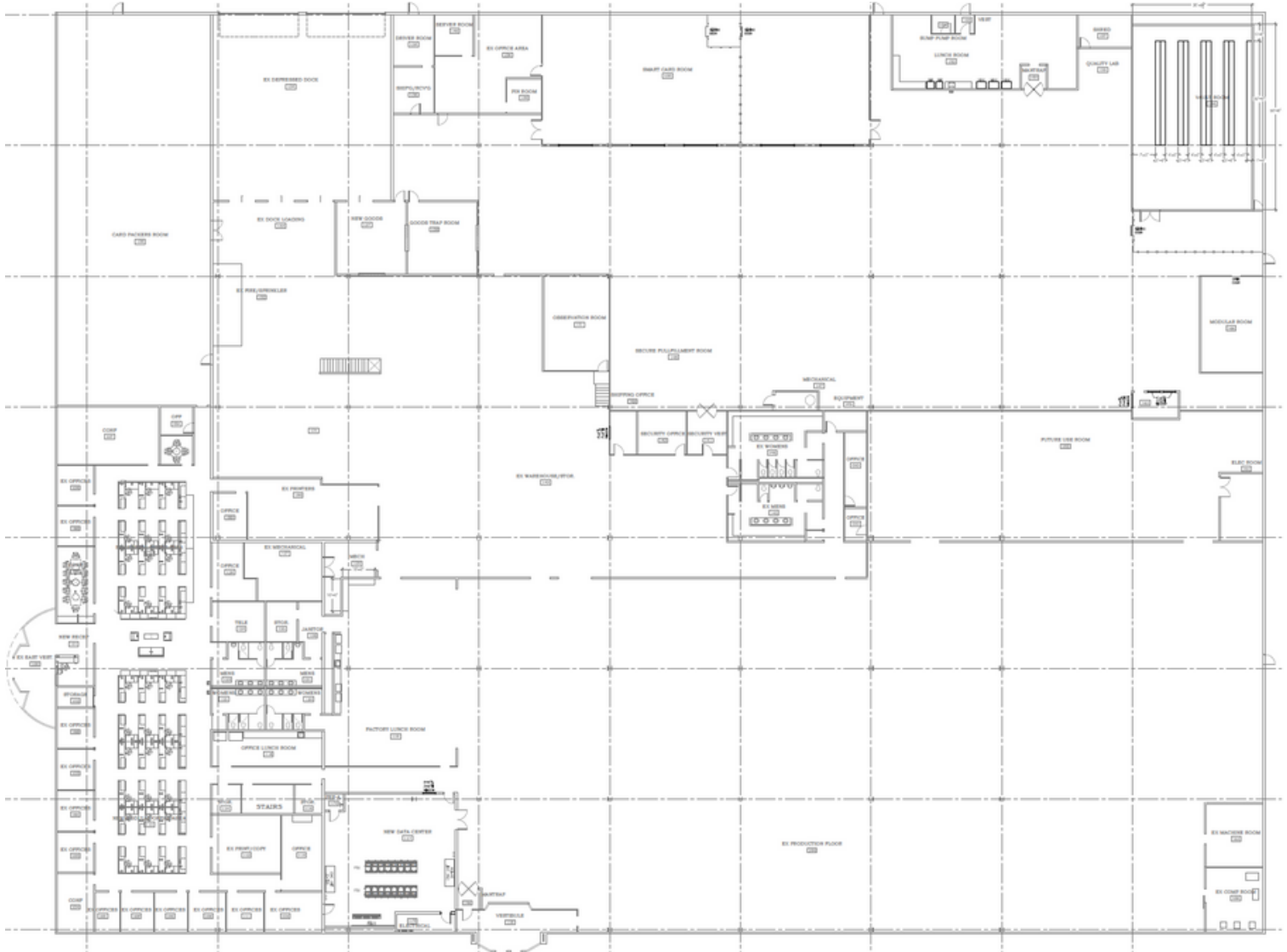
109,000 SF

Industrial space for sublease | Site plan



109,000 SF

Industrial space for sublease | Floor plan



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