

4341 Middaugh Avenue

INDUSTRIAL BUILDING FOR SALE

4341 Middaugh Ave, Downers Grove, IL 60515

[Property Website](#)

±12,431 SF
Building for Sale

Hard-to-find, Well-
Maintained Facility

Second-Story
Mezzanine Area

Immediately Off
Of Ogden Ave (Rt 34)

**PRICE
REDUCTION!**



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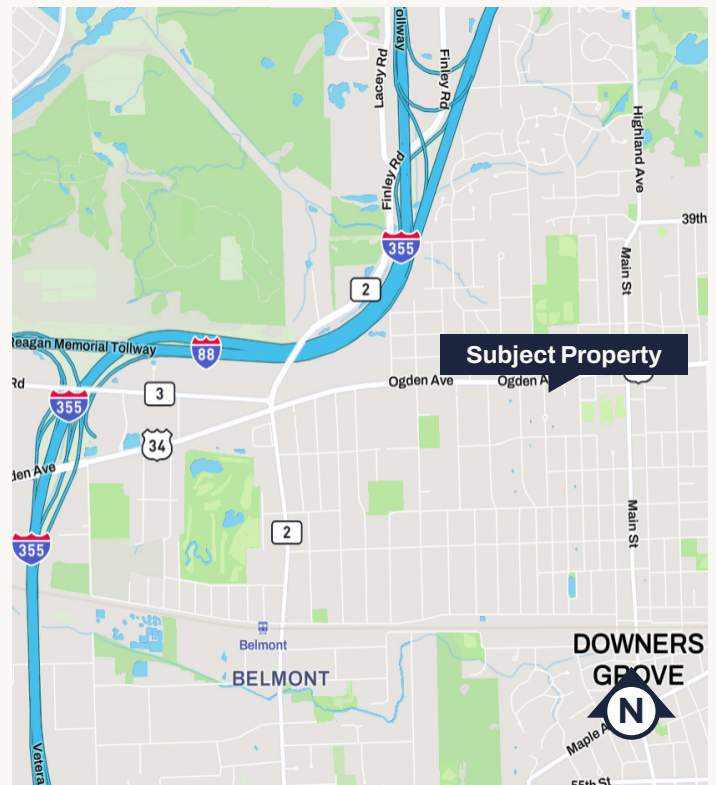
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Property Highlights

- **SALE PRICE REDUCTION!**
- Hard-to-find, well-maintained standalone facility in DuPage County
- Second-story mezzanine area
- Immediately off of Ogden Ave (Rt 34) in the prestigious Downers Grove
- ±2 miles from the 4-way interchanges at both I-88 and I-355 via Ogden Ave (Rt 34)
- Permitted uses: small-scale, specialty manufacturing (fully enclosed production), building service (contractors, HVAC, plumbing, etc.), research service (office-style R&D, no external impacts), wholesale / distribution / storage (no general warehousing)

BUILDING SIZE	±12,431 SF
LAND AREA	±0.56 AC
OFFICE SIZE	±2,000 SF
CEILING HEIGHT	18'
LOADING	1 Ext Dock / 1 DID
PARKING	12 Cars
YEAR BUILT	2000
CONSTRUCTION	Racked Precast/Metal
ZONING	B3
RET	\$1.58 PSF (2024)
SALE PRICE	\$2,475,000 \$2,200,000



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