

# 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

**2025 CAM:** \$1.45 PSF  
**2025 RE Taxes:** \$2.60 PSF

#### Building Specifications

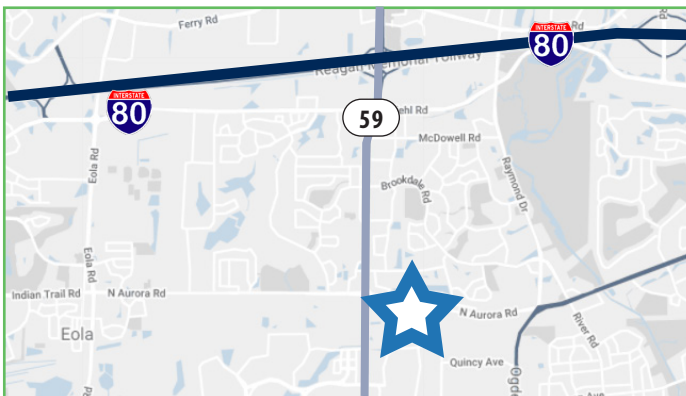
**Total Building:** 51,540 Sq. Ft.

**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



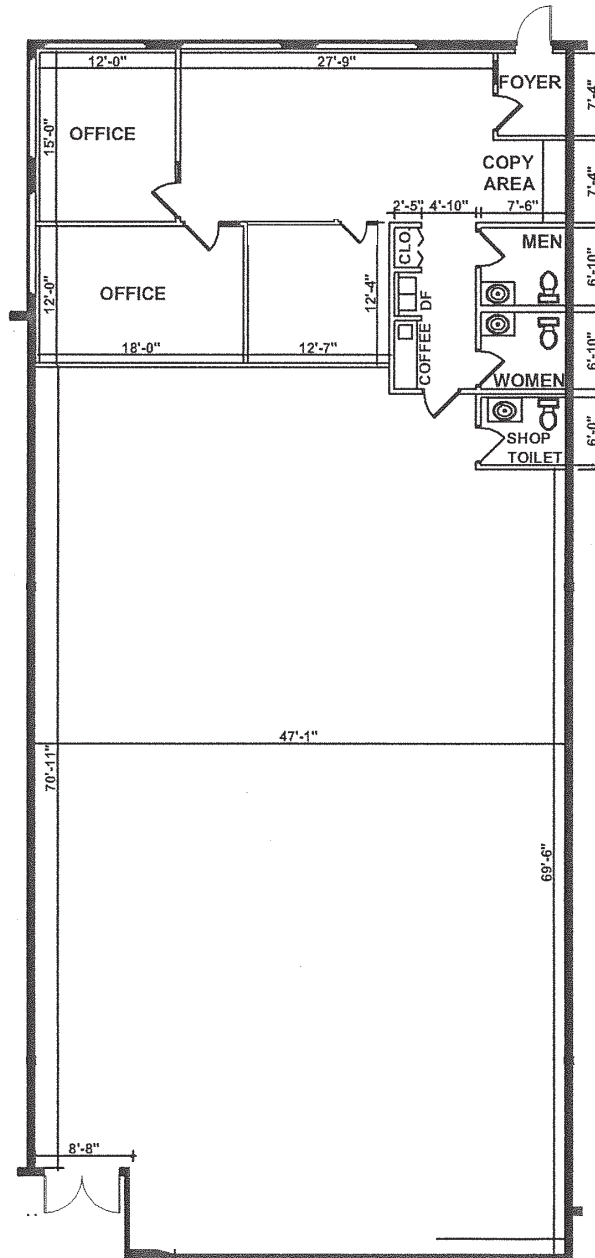
PROFESSIONALLY  
OWNED  
AND MANAGED BY



## Available For Lease

mgarland@cawleycre.com

**UNIT 105**  
**± 5,640 SQ. FT.**



DISCLAIMER: The information contained in this marketing brochure has been secured from sources we believe to be reliable. All information is presented "as is" and Cawley CRE makes no representations or warranties, expressed or implied, as to the accuracy of the information. All information references to, but not limited to, acreage, square footage, age and other measurements are approximations, based on reliable sources. All interested parties to purchase, or to lease, should conduct an independent, thorough investigation of the property, and verify all information. Any reliance to the information contained within this marketing material is solely at your own risk and the interested party bears all risk for any inaccuracies. The property owner reserves the right, at its sole discretion, to reject any offer or expressions of interest, and/or to negotiate or withdraw, status of availability, at any time, without notice.