

201-203 N GABLES BOULEVARD

Wheaton, IL 60187



Available For Sale or Lease

BUILDING SPECIFICATIONS:

| | |
|---------------|-------------------------------------|
| SITE SIZE: | ±3 Acres |
| SIZE: | 46,000 SF |
| OFFICE: | 8,500 SF |
| CLEAR HEIGHT: | 12' |
| LOADING: | 2 Exterior Docks 1 Drive-in Door |
| POWER: | Heavy |
| PARKING: | 125 |
| TAXES: | \$44,427.10 (2023) |
| CAM: | self maintained |
| LEASE RATE: | Subject to Offer |
| SALE PRICE: | \$3,200,000.00 |



0.3 MILES TO THE ILLINOIS PRAIRIE PATH



LESS THAN 1 MILE TO THE HEART OF DOWNTOWN WHEATON SHOPS AND RESTAURANTS



0.5 MILES TO THE WHEATON METRA TRAIN STATION



FLOOR DRAINS



COMMERCIAL REAL ESTATE SERVICES

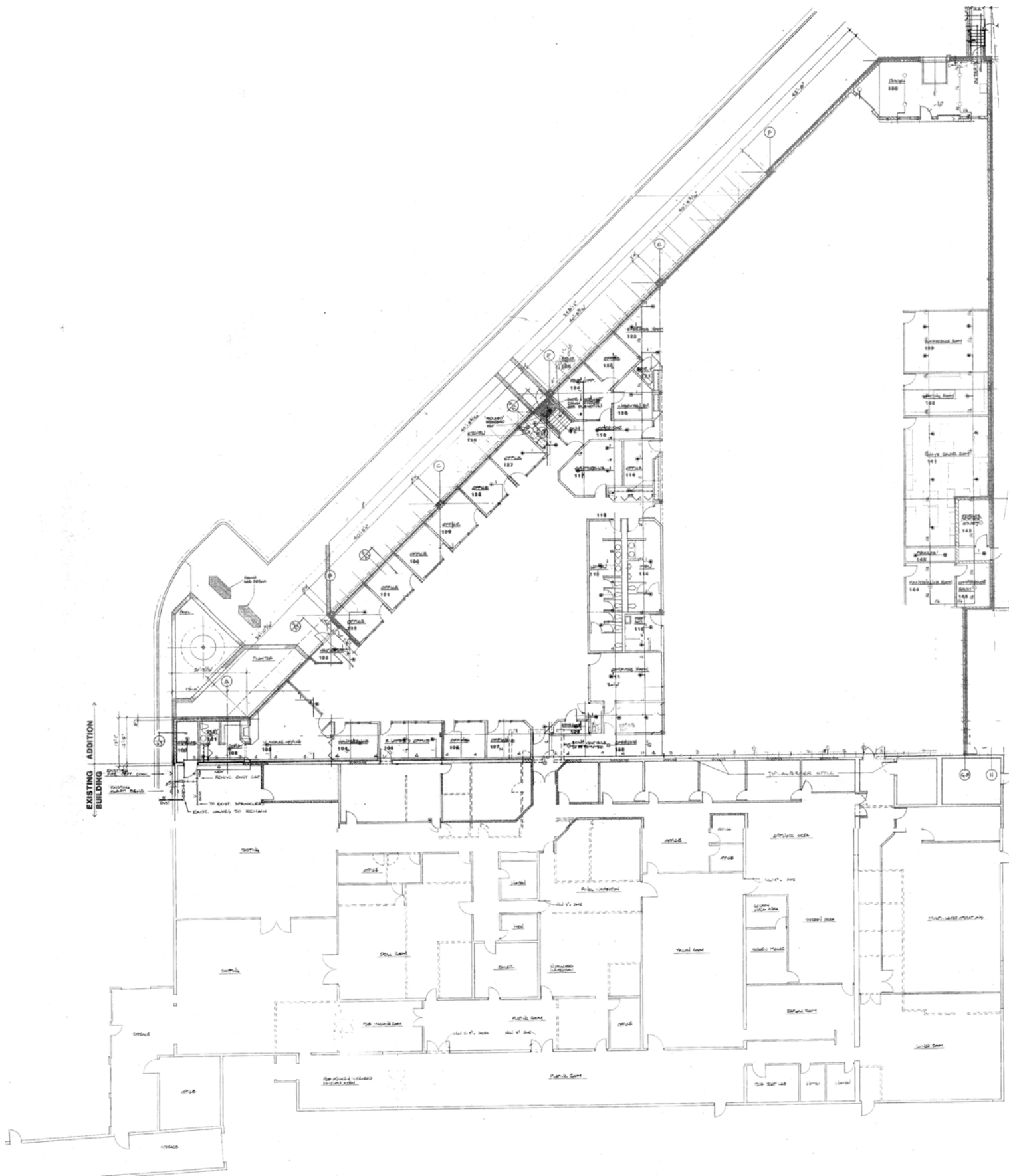
9450 W. BRYN MAWR AVENUE, SUITE 550
ROSEMONT, ILLINOIS 60018
MAIN | (773) 355-3000
WWW.LEE-ASSOCIATES.COM

FOR MORE INFORMATION:

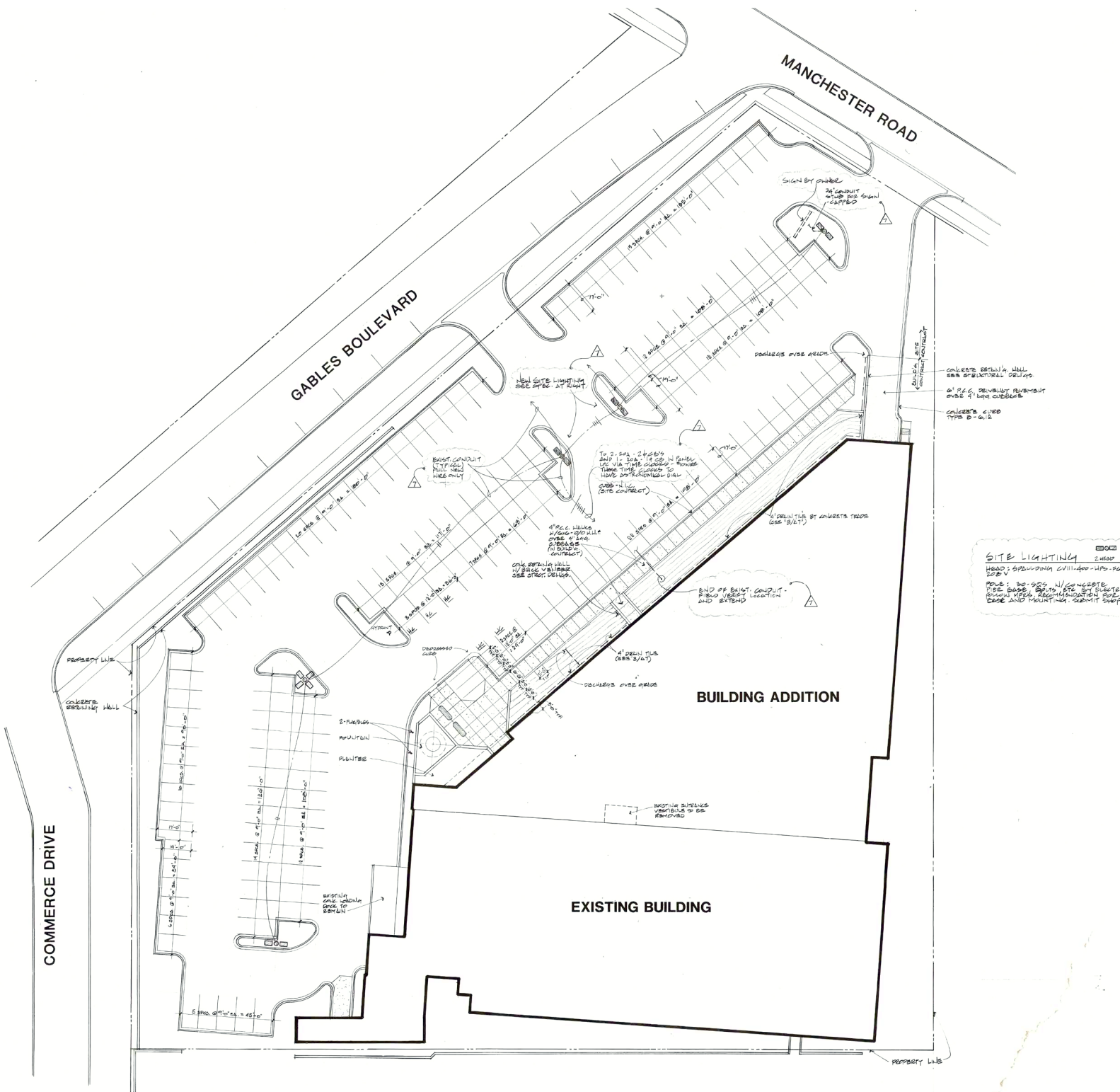
TERRY GRAPENTHIN | Principal
(773) 355-3042 direct
tgrape@lee-associates.com

RYAN EARLEY | Principal
(773) 355-3020 direct
rearley@lee-associates.com

FLOOR PLAN



SITE PLAN



SITE LIGHTING 2002
 HEAD: SPANLING C111400-110-10
 220V
 ROW: 10'-0" x 10'-0" w/ CONCRETE
 P.C. BASE 24" x 24" x 4" IN PLACE
 FINISH: 1/8" GRANITE/CONCRETE
 SIZE BASE AND MOUNTING - SUBMIT SHOP

SITE PLAN
 SCALE: 1" = 20'-0"

201-203 N GABLES



WHEATON COLLEGE

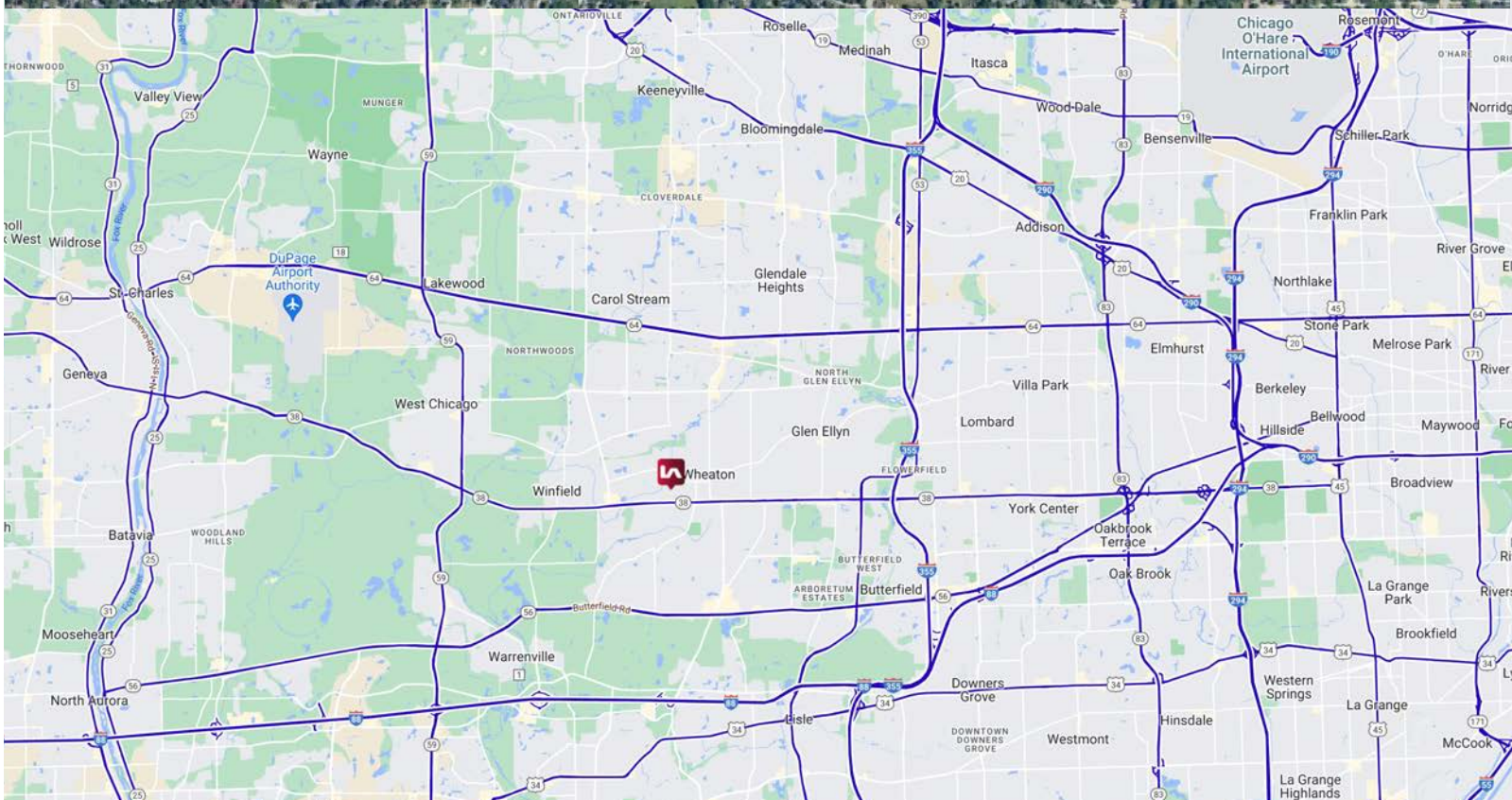


DOWNTOWN WHEATON

0.5 Miles to: Metra®



ROOSEVELT ROAD



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
WWW.LEE-ASSOCIATES.COM

9450 W. BRYN MAWR AVENUE, SUITE 550
ROSEMONT, ILLINOIS 60018
MAIN | (773) 355-3000
WWW.LEE-ASSOCIATES.COM

TERRY GRAPENTHIN
PRINCIPAL
(773) 355-3042 DIRECT
TGRAPE@LEE-ASSOCIATES.COM

RYAN EARLEY
PRINCIPAL
(773) 355-3020 DIRECT
REARLEY@LEE-ASSOCIATES.COM