

525,848 SF AVAILABLE + 71,647 SF OFFICE SPACE



FOR LEASE

2727 W DIEHL ROAD
NAPERVILLE, IL

Property Features



525,848 total available sf



I-88 tollway frontage with 7,900 vehicles-per-day



24 available docks



465 car parking spaces



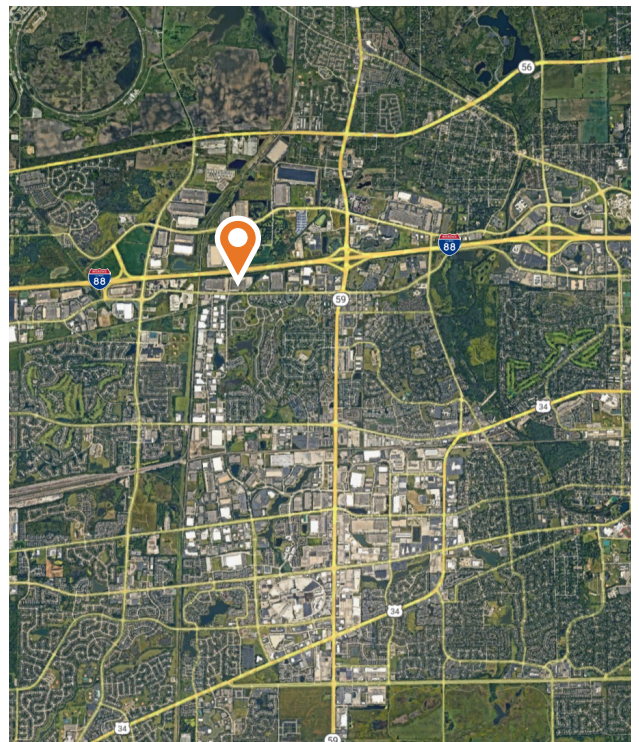
36' clear height



electric service: one at 3,000amps/480v
and one at 2,000amps/480v



3 story office totaling 71,647 sf



Leasing By:



Owned By:

maple^{tree}

Industrial Leasing:

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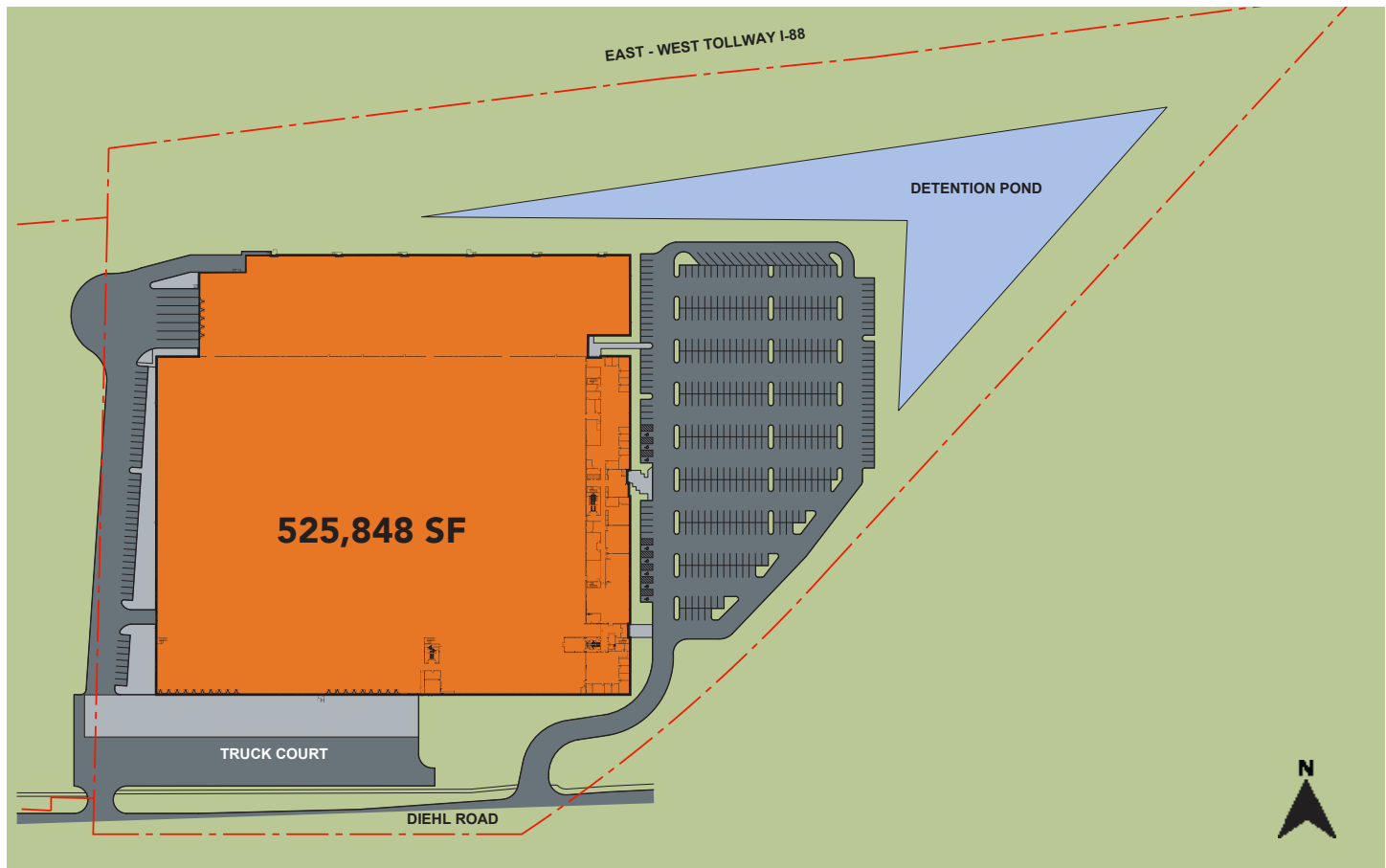
Office Leasing:

Jeff Shay

Executive Vice President
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Property Specifications



2727 Diehl Rd provides I-88 tollway frontage and close proximity to both the Rt. 59 and Eola Rd. interchanges on I-88. The property formerly served as the ecommerce/fulfillment operations for Party City and is ideal for other ecommerce related operations and/or high tech manufacturing operations as the property provides abundant car parking and an attractive 3 story office for design, engineering and operational support. **Office can be leased separately.**

- » 525,848 total available sf
- » 3 story office totaling 71,647 sf (1st floor - 23,993 sf; 2nd & 3rd - 23,827 sf)
- » 68,190 sf mezzanine included in rentable area
- » +/-30 acre site
- » 36' clear height
- » 24 docks
- » 2 Drive-in doors
- » Columns vary but are typically 40' x 42' 4"
- » 465 car parking spaces
- » ESFR sprinkler
- » Electric service: one at 3,000amps/480v and one at 2,000amps/480v
- » RE taxes: \$1.05/sf
- » Available May 1, 2024
- » For lease only STO

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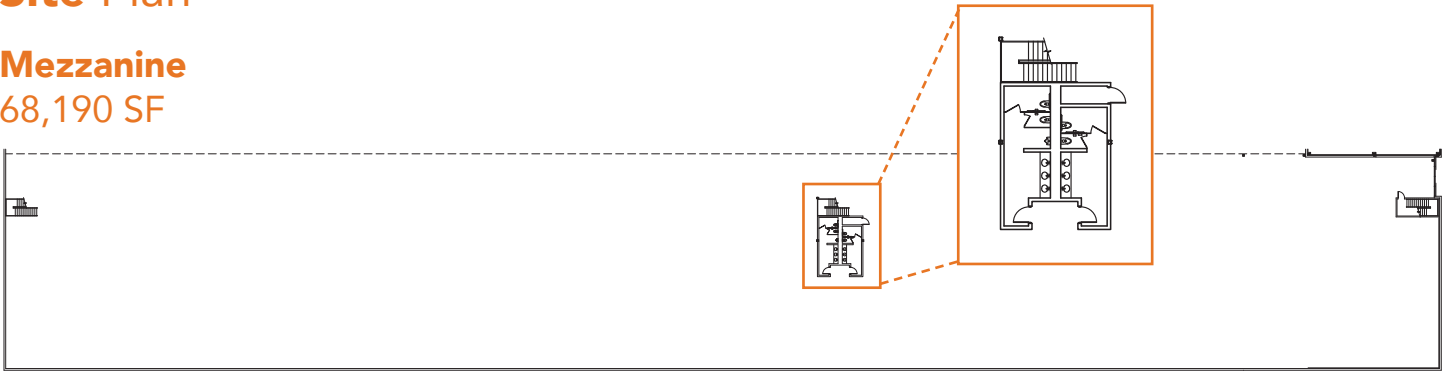
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Site Plan

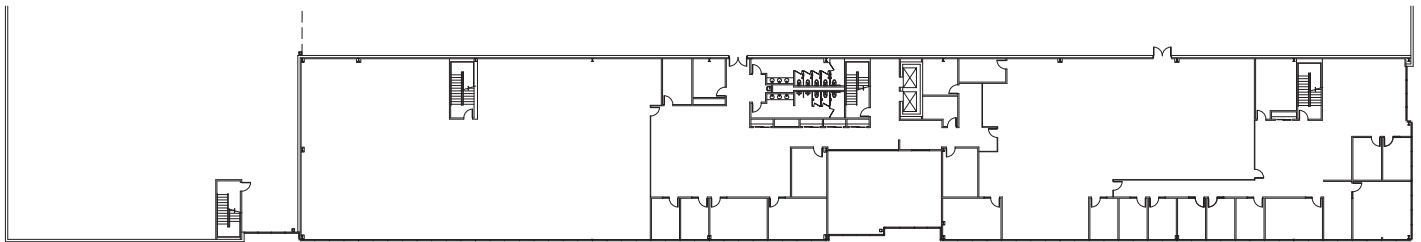
Mezzanine

68,190 SF



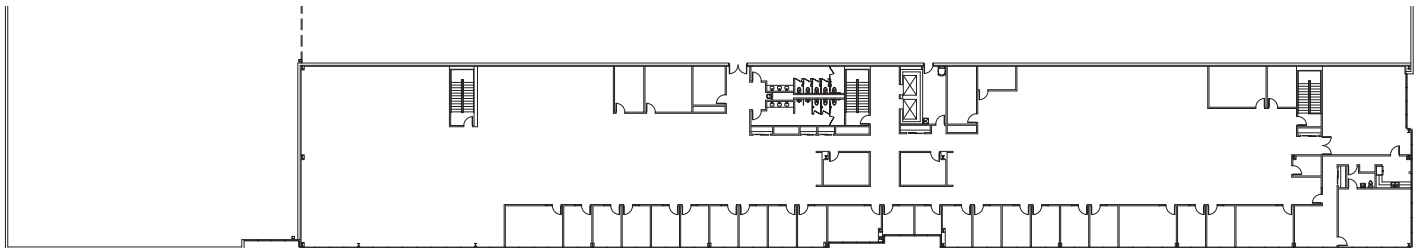
2nd Floor Office

23,827 SF



3rd Floor Office

23,827 SF



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Community Profile

2727 W Diehl Rd, Naperville, Illinois, 60563
Ring of 30 miles

6,066,748	-0.18%	2.70	79.1	37.8	\$87,322	\$300,168	\$211,622	23.5%	60.9%	15.6%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



14.7%
Services

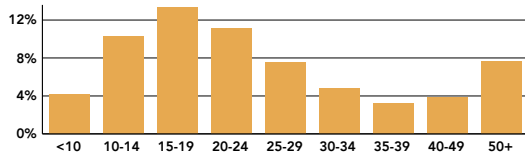


22.3%
Blue Collar

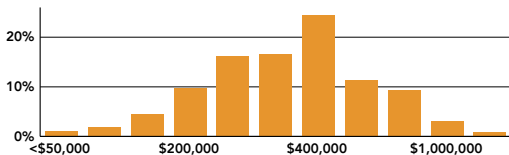


63.0%
White Collar

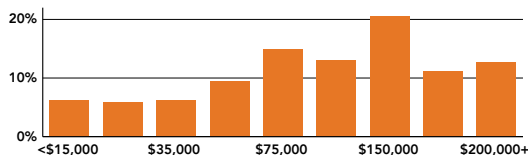
Mortgage as Percent of Salary



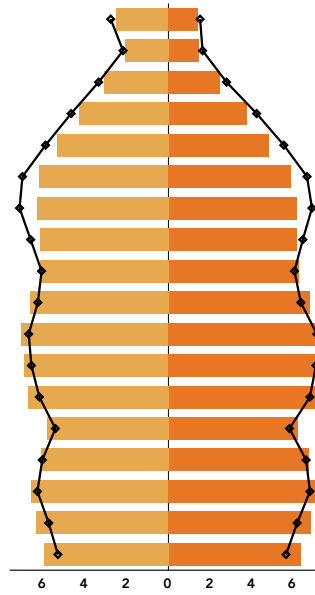
Home Value



Household Income

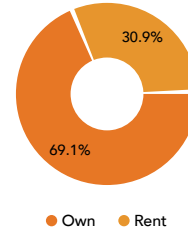


Age Profile: 5 Year Increments

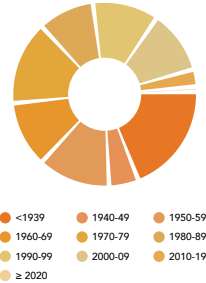


Dots show comparison to DuPage County

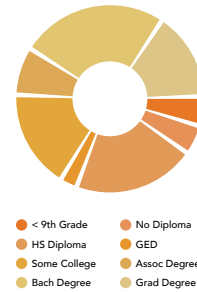
Home Ownership



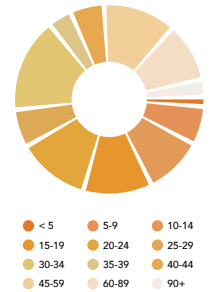
Housing: Year Built



Educational Attainment



Commute Time: Minutes



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Corporate Neighbors



About Us

Mapletree is a leading global real estate developer, investor and manager headquartered in Singapore. Mapletree owns and manages more than 70 million square feet of logistics and industrial properties across 26 states with offices in New York, Chicago, Atlanta, Dallas and Los Angeles.

www.mapletree.com.sg

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