

**FULLY RENOVATED INDUSTRIAL FLEX SPACE
AVAILABLE FOR SUB-LEASE**

539 W WRIGHTWOOD AVE, ELMHURST, IL 60126



AVAILABILITY

This move-in ready property is immediately available for sublease through February 28, 2027.

OFFERING SUMMARY

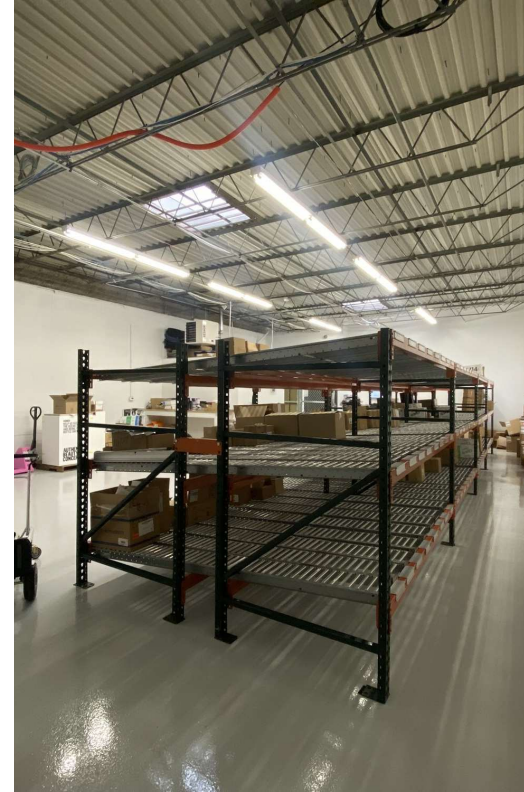
Available	2,728 SF
Office	40%
Ceiling Ht	12' Clear
Loading	1 Exterior dock
HVAC	Fully air-conditioned office
Power	150A@120/240 HL 208V; 3-phase
Sub-lease rate	Subject to Offer

HIGHLIGHTS

- Upgraded LED lighting
- Option to purchase the existing warehouse racking system and some office furniture.
- Ideal for light manufacturing, warehousing, or office use.
- Ample Parking
- Conveniently located near I-290, I-294, I-88, and just minutes from O'Hare International Airport, it offers exceptional connectivity in the heart of the Chicagoland area.
- Premium option for businesses seeking a modern and efficient workspace.

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