



Small warehouse spaces in Downers Grove, Chicago

Make a smart move for your business with all-inclusive pricing, industrial amenities, short-term contracts, and spaces that scale up as your business grows.

Find your fit [————>](#)



WareSpace

The warehousing industry isn't really designed for small businesses. Most industrial landlords still play by old rules: long-term contracts, hidden fees, oversized spaces, and confusing leases.

WareSpace is different.

We provide the perfect small warehouse space for businesses that have outgrown the garage or storage unit, but don't want to drown in a giant lease. We offer 200-2,000 SF private warehouse spaces with unlimited access to industrial infrastructure and all-inclusive amenities.

We envision a world where anyone can find the perfect small warehouse space. One that can be **sized up or down** without the headaches and with everything included, from racking and loading docks to high-speed WiFi and break rooms.

We're here to give you the space and the support to grow. In fact, if you ever need anything from us, give us a shout: founders@warespace.com. (Yes, we actually read it.)

Levi Cohen

CEO & Co-founder

Joseph Ely

COO & Co-founder

Samantha Rubenstein

CBDO & Co-founder



Meet Georgiana Bodea, your WareSpace Chicago General Manager.

Georgiana's a people person! She'll help you with maintenance requests, custom work orders, and literally any questions you may have.

gbodea@warespace.com | 630-394-4943

One all-inclusive price for everything you need.

With WareSpace, all the not-so-little things
are included in your monthly rent.



Industrial Racking



Loading Docks



Warehouse Equipment



Fast WiFi



Plenty of In-Unit Outlets



Climate Controlled



24/7 Security



Kitchen & Lounge



Free Coffee



Onsite Support



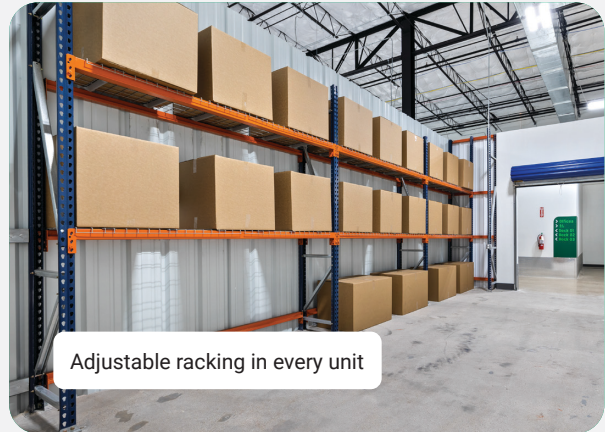
Conference Rooms



Cleaning & Maintenance



Secured access, camera surveillance + free WiFi



Adjustable racking in every unit



Unlimited use of equipment



Conference room available for meetings and presentations



High speed WiFi

Private & secure warehouse spaces

Climate-controlled

Electrical outlets in every unit

Heavy duty racking

What size space do I need?

1 sq ft at WareSpace = 2 sq ft everywhere else.

Your WareSpace is more powerful than a traditional space. Here, your **entry, conference room, break room, restrooms, and loading dock access and logistics area** are all outside your unit (and included in your monthly rent). So every square foot of your unit is purely for warehousing.



Small



Medium



Large



Extra Large

| | | | | |
|-----------|--------------------------------------|------------------------|---------------------------|-----------------------------------|
| | | | | |
| | | | | |
| Ideal for | For start-ups and first-time renters | For growing businesses | For day-to-day operations | Manage all logistics in one place |
| | | | | |
| Employees | 1-2 | 1-4 | 1-6 | 1-10 |
| | | | | |
| Pallets | 5+ | 15+ | 25+ | 35+ |
| | | | | |
| Pricing | Under \$1000/mo | \$1000-\$1,500/mo | \$1,500-\$2,000/mo | \$2,000+/mo |

Add-ons (when available)

Separate Office Space

Reserved Parking Spot

What businesses are right for WareSpace?



E-Commerce & Fulfillment

Online Retailers (Shopify, Amazon, Etsy, etc.)
Subscription Box Companies
Direct-to-Consumer and Brands



Contractors & Trades

General Contractors
HVAC, Plumbing, and Electrical Services
Renovation and Maintenance Companies



Light Manufacturing & Assembly

Small-Scale Product Assembly
Printing and Embroidery
Equipment and Component Assembly



Creative & Artists

Event Designers and Decorators
Photography and Video Studios
Fine Art and Textile Design



Technology & Startups

Robotics Development
IT & Hardware Assembly
BioTech Prototyping



Distribution & Logistics

Freight Forwarders
Last-Mile Delivery Providers
Wholesale Distributors & Liquidators

FAQs

Can I work from my warehousing space?

Yes! Our warehouse units are meant for workspace, big and small. We also offer dedicated office units, but many tenants choose to set up an office in their warehouse as well. There are plenty of electric outlets + powerful WiFi.

Is WareSpace closed at night?

No, you'll have 24/7 access to your WareSpace. You can accept 2 AM deliveries and work through the night, if you wish!

Is WareSpace suitable for perishable goods?

Since our units are climate-controlled 24/7, they are suited for some perishable goods. Tenants with sensitive products can install refrigeration inside their units.

What businesses aren't a fit for WareSpace?

Businesses that require heavy industrial setups or loud machinery operation are not a good fit for WareSpace, where neighboring units are close by.

What if my space needs change overtime?

Leasing at WareSpace means that your space will always be scalable. At any time during your agreement, you can expand into a larger unit as your business grows or shrink into a smaller unit when things are quiet.

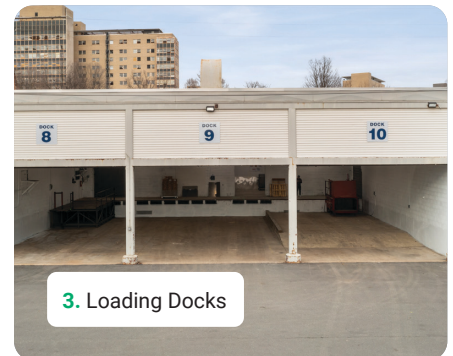
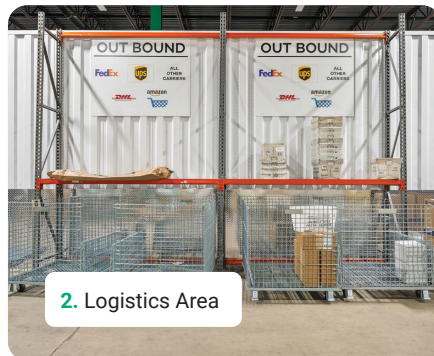
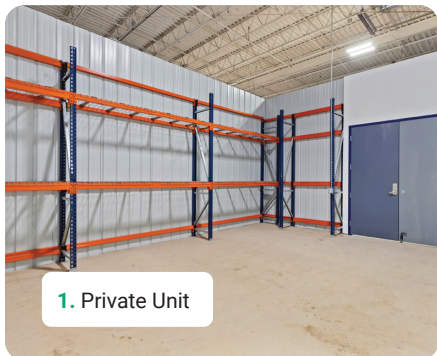
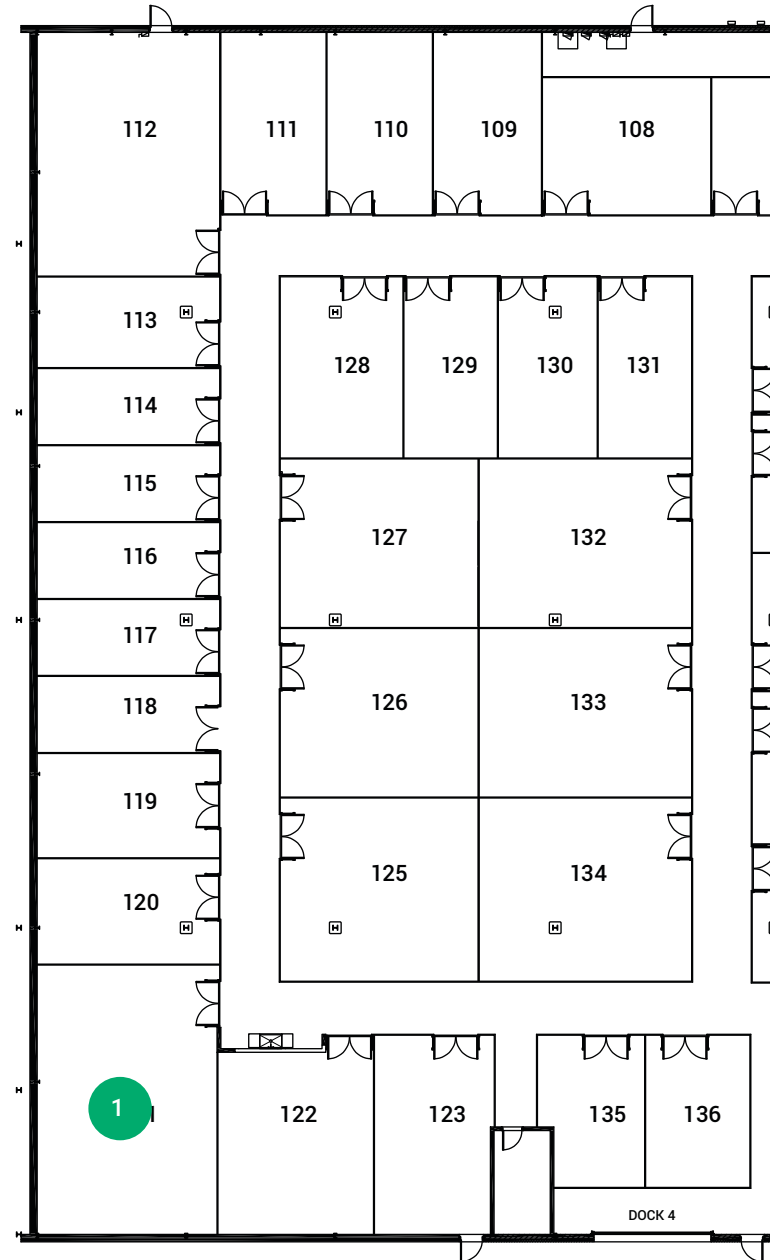


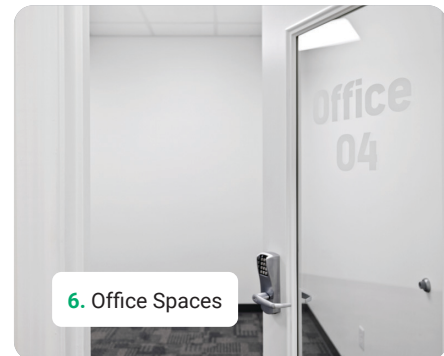
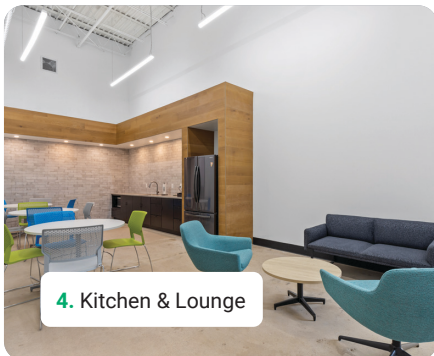
Units You Like:

Unit _____ \$ _____

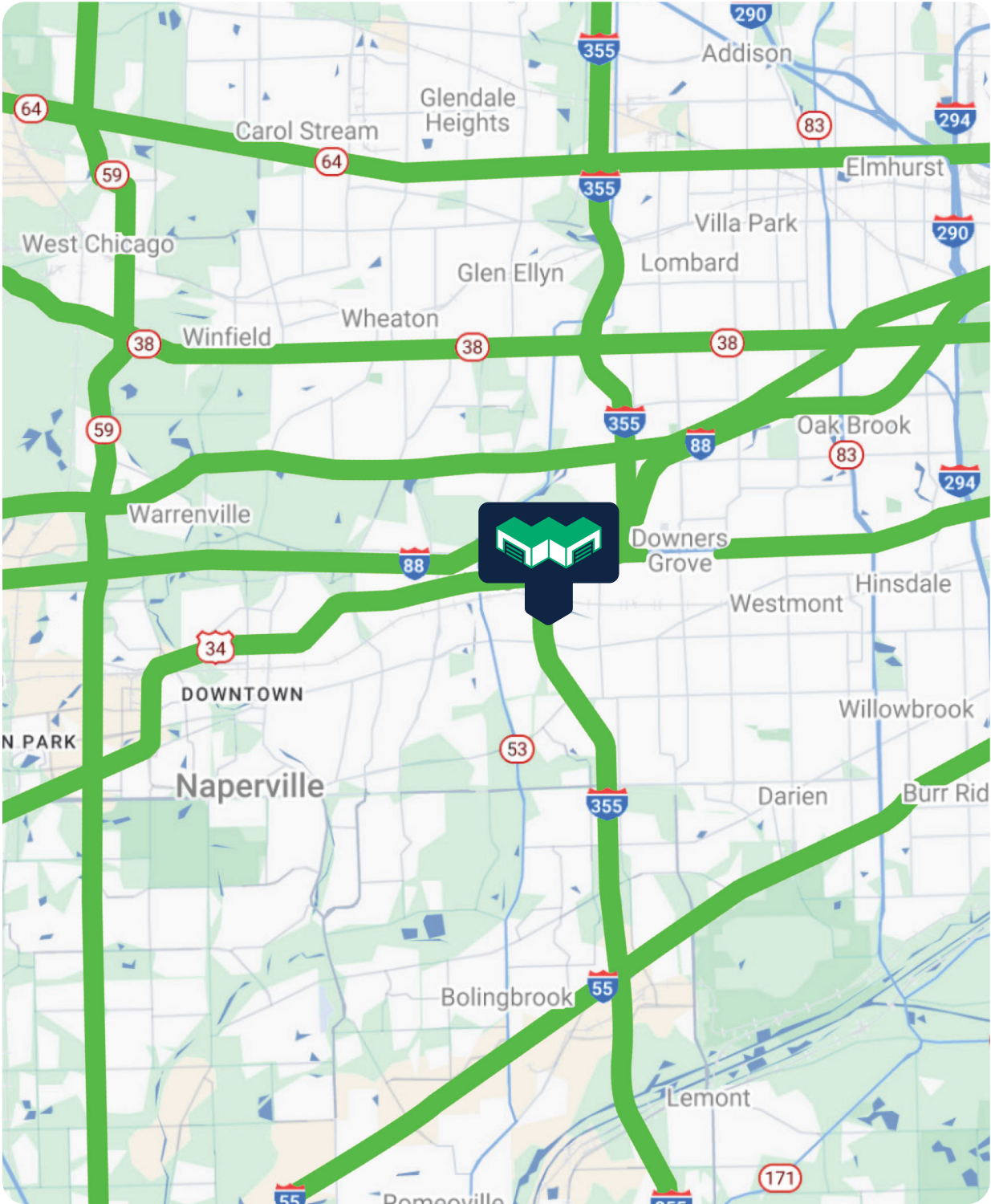
Unit _____ \$ _____

Unit _____ \$ _____





5200 Thatcher Rd | Downers Grove, IL 60515



Transportation

| | | | |
|--------------------------------------|--------|-----------------------------------|-------|
| Airport | | Highways | |
| Chicago O'Hare International Airport | 30 min | I-355 (Veterans Memorial Tollway) | 4 min |
| Chicago Midway International Airport | 36 min | I-88 | 6 min |
| Public Transport | | Railroad | |
| Downers Grove Main Street Metra | 9 min | Belmont Train Station | 4 min |

Location Highlights

| | | | |
|-----------------------|-------|--------------------------|--------|
| Euro Crepes and Pizza | 5 min | Pierce Tavern | 8 min |
| Tacochela | 6 min | Yorktown Shopping Center | 11 min |
| Morton Arboretum | 7 min | Oakbrook Shopping Center | 13 min |
| Tivoli Theatre | 8 min | The Naperville Riverwalk | 15 min |



For those that mean business.

Scan to
Sign Up!



WareSpace

Downers Grove

5200 Thatcher Rd
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warespace.com

630-394-4943

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