

±5,429 SF  
INDUSTRIAL  
SPACE FOR  
SUBLEASE

Hard-to-find  
Smaller Unit  
in Elmhurst

Can Extend  
Longer Term  
Directly with  
Landlord

Professionally  
Owned and  
Managed

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 650 W. GRAND AVENUE

Suite 312, Elmhurst, IL 60126

[Property Website](#)

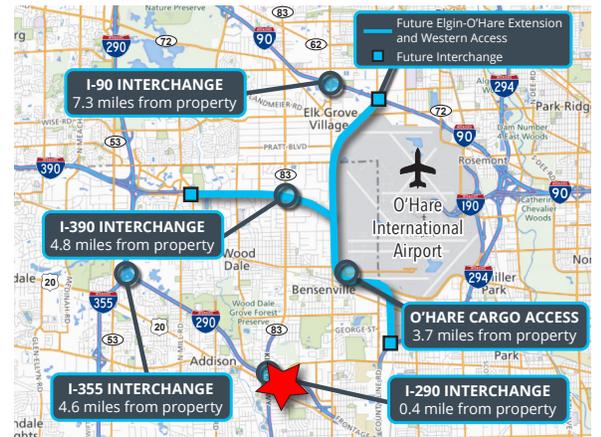


## SPECIFICATIONS

- Building Size: ±142,095 SF
- Land Area: ±10.36 AC
- Available Size: ±5,429 SF
- Office Size: ±10%
- Ceiling Height: 18'
- Loading: 1 Shared Dock / 1 DID
- Year Built: 1990
- Construction: Masonry
- Zoning: I-1 (Restricted Industrial)
- **Sublease Rate: \$11.95 PSF MG**

## HIGHLIGHTS

- Hard-to-find smaller unit in Elmhurst
- Can extend longer term directly with landlord
- Very well-maintained facility with ample parking
- Direct access to I-290 and Busse Road
- Low DuPage County taxes
- Professionally owned and managed business park



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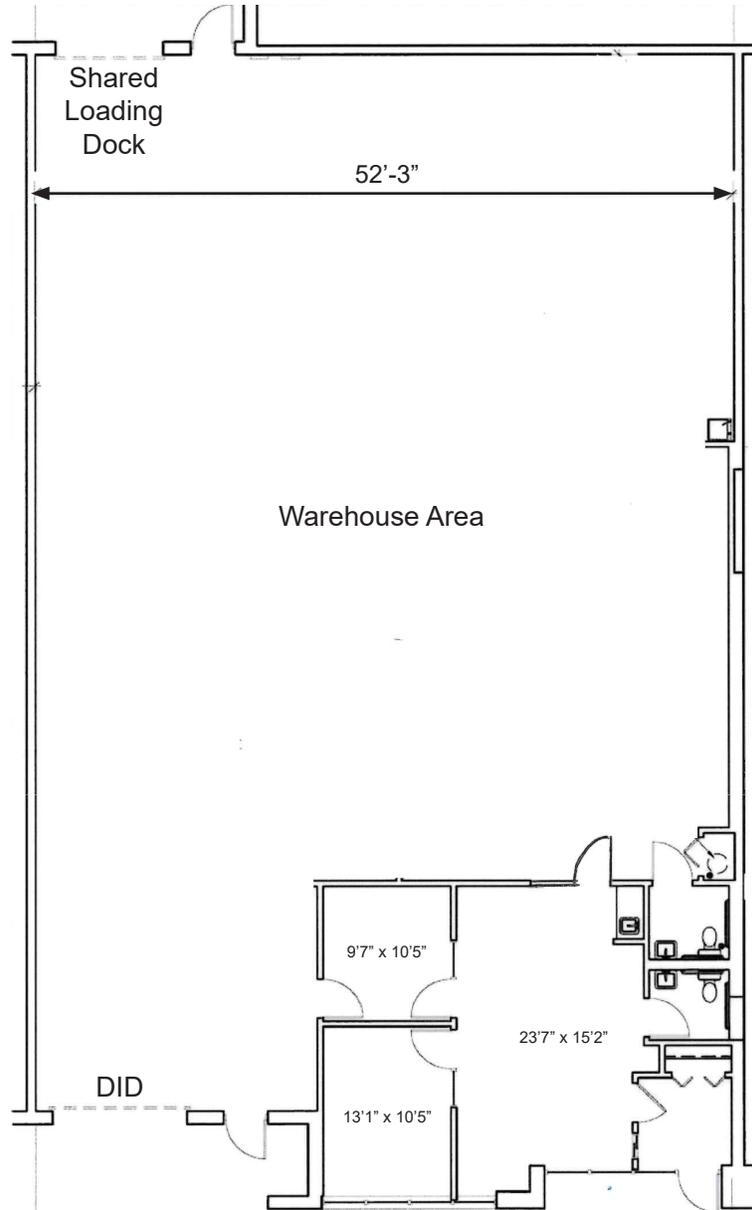
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## SPACE PLAN



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