

Downers Grove

3900 Finley

Finley Road



For Lease

123,927 Available Square Feet

I-355 Quick Access

Speculative Warehouse/Distribution Space

296,000 Vehicles Pass Daily

3900 Finley Road
Downers Grove, Illinois 60515
DuPage County

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PROPERTY ADVANTAGES

I-355

Quick Access
via Finley Road



O'Hare

Int'l Airport in
Close Proximity



20

20 Fully Equipped
Docks (Expandable
to 27), 2 DIDs



138

Car Parking
Spaces



Office

Built-to-Suit

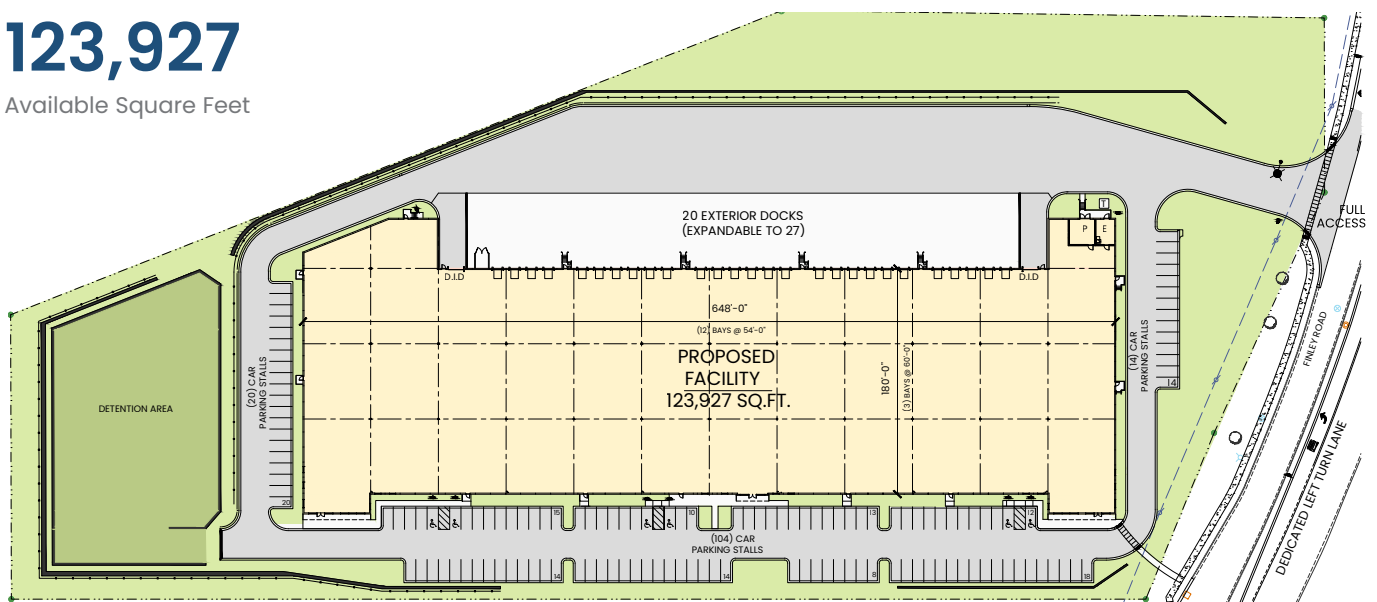


PROPERTY SPECIFICATIONS

BUILDING DIMENSIONS:	180' x 648'
SITE SIZE	8.99 acres (391,930 SF)
CLEAR HEIGHT	32'
LOADING	20 Fully Equipped Docks (Expandable to 27), 2 DIDs
AUTO PARKING	138 (including 6 ADA)
HIGHWAY FRONTAGE	493'
ZONING	Industrial
POWER	2,500 Amps

123,927

Available Square Feet



PROPERTY HIGHLIGHTS

Finley Road features 123,927 square feet of available industrial space with a 32 foot clear height and excellent loading, ideal for warehouse and distribution use. The standalone building is located Just 1.4 miles from I-88 4-way interchange via Finley Road and 20 miles from O'Hare International Airport.

AREA DEMOGRAPHICS WITHIN A 5 MILE RADIUS

262,703

Total Population



238,566

Daytime Laborers



\$126,152

Average Household Income



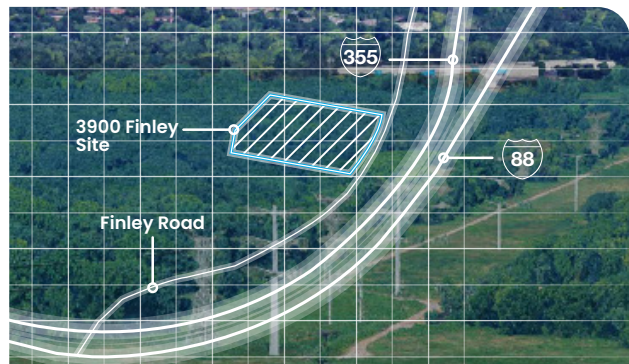
296K

Vehicles Pass Daily via I-355 and I-88



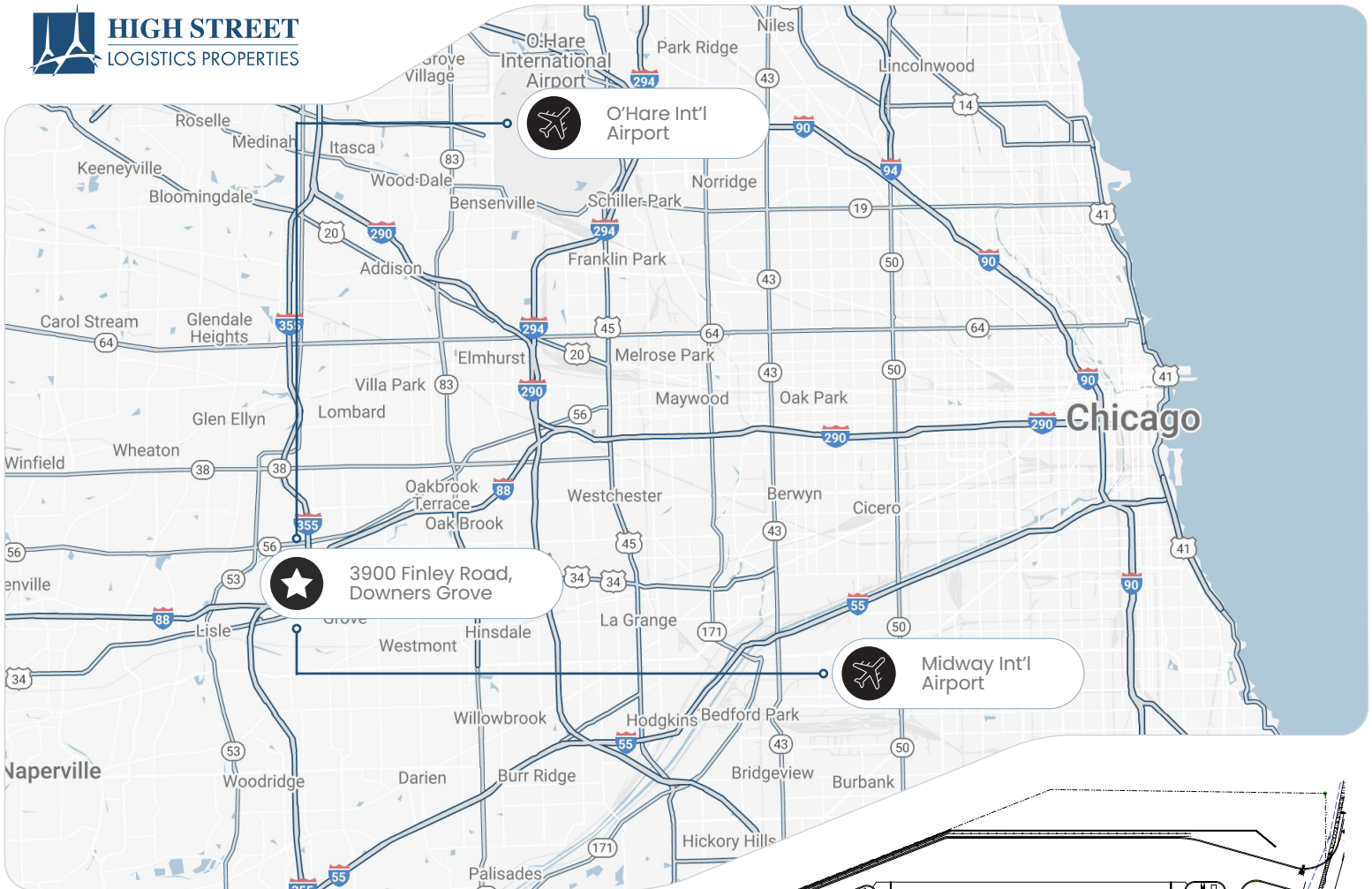
31%

Bachelor's Degree +

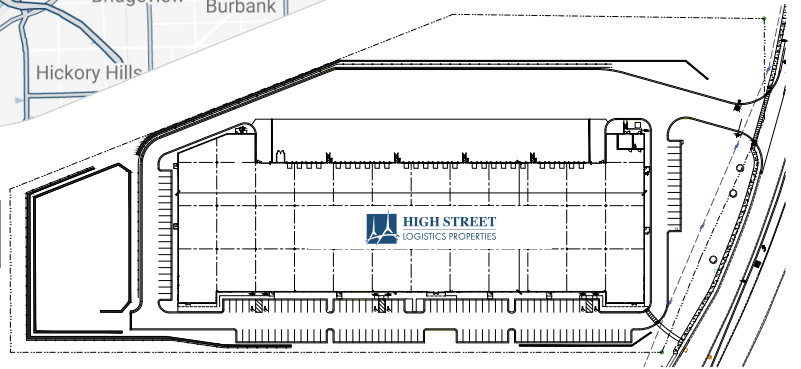


3900 Finley





123,927 Available Square Feet



NOTABLE DISTANCES MILES & MINUTES

Destinations

O'Hare International Airport	20 miles, 25 minutes
Midway International Airport	19 miles, 45 minutes
Chicago Business District	22 miles, 45 minutes

Average Vehicles Passing Per Day

I-355 Expressway	147,200
I-88 Expressway	147,800

Major Arteries / Interstates

I-355 Expressway	1.4 miles, 4 minutes
I-88 Expressway	2.3 miles, 6 minutes
IL Route 83	5.2 miles, 11 minutes
I-294 Expressway	9.2 miles, 15 minutes
I-55 Expressway	9.9 miles, 16 minutes
I-80 Expressway	20 miles, 22 minutes

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