

2300 Warrenville Road
Downers Grove, IL

LEASED BY:

CBRE



Kurv Downers Grove IV Chicago

FLOORS POURED!



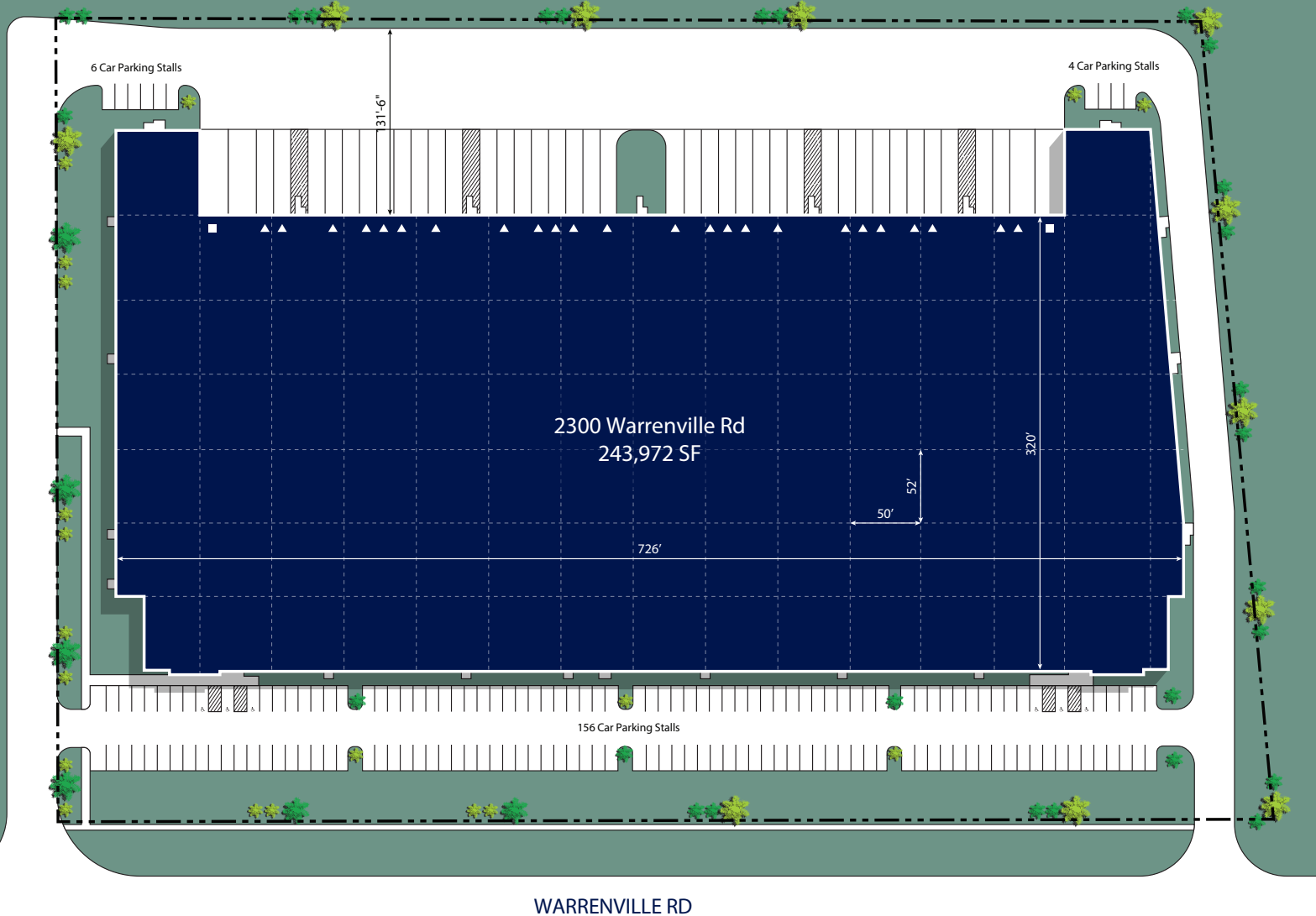
Summer 2026

Completion Date

243,972 SF (divisible)

Available Space

KURVINDUSTRIAL.COM



Building Specs

SITE SIZE (ACRES):

12.02

BUILDING/AVAILABLE SIZE (SQ FT):

243,972 (divisible)

OFFICE SIZE (SQ FT):

3,026

CLEAR HEIGHT

36'

LOADING DOCKS

24 Exterior (Expandable to 38)

DRIVE-IN DOORS

2

CAR PARKING

166 Spaces

COLUMN SPACING

50'6" W x 52' D

DATE AVAILABLE

Summer 2026 Delivery

ASKING LEASE RATE

Subject to Offer

Construction Milestone: Floors Have Been Poured!



LOCATION

Exceptional Specification

Strategically located.

- Exposure/signage along I-88
- 3,026 SF speculative office area
- DuPage County location and taxes
- Potential to fully fence and secure site
- LED lighting



Chicago • Dallas • Los Angeles • Miami • New Jersey • Seattle



76M+ SF

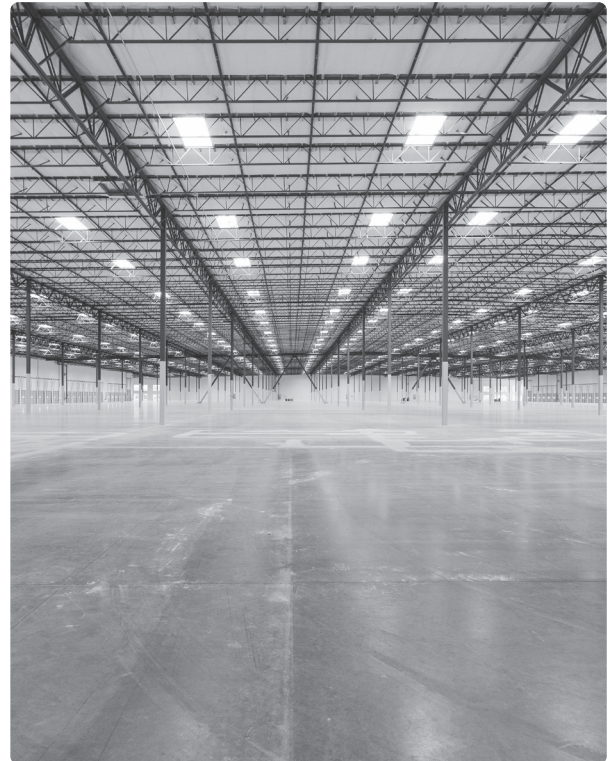
Acquired & Developed
since 2000

Kurv Industrial is a vertically integrated industrial real estate investment and operating platform. The firm acquires, develops, and operates institutional-quality assets in the high-barrier, supply-constrained markets of Chicago, Dallas, Los Angeles, Miami, New Jersey, and Seattle.

Grounded in a tradition of excellence and driven by a forward-looking vision, Kurv leverages local market insight, operational rigor, and disciplined execution to create value for investors, partners, and communities. Since its inception in 2000, Kurv has successfully acquired and developed over 76 million square feet of industrial facilities.

Our Commitment to Sustainability

As stewards of sustainability, resilience, and regeneration, our vision is to deliver exceptional value for our investors, employees, tenants, and communities through superior ESG performance.



TERMS

Available on a new lease direct from the landlord.

LEASING INFORMATION

Please contact listing agents below.



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