

**FOR SALE**  
**Office/Warehouse Building**

*2800 Hitchcock Ave. Downers Grove, IL 60515*



Desirable office warehouse building located in Ellsworth Business Park in Downers Grove at the I-355 and Maple Avenue interchange. NWC of Walnut Ave. & Hitchcock Ave. Property is 100% NET leased to one tenant. Lease expires 3/31/26 and **tenant is vacating**. Building can be easily converted to three separate units with private entrances. Three overhead doors, one exterior dock, one interior overhead door, large kitchen/lunchroom, four washrooms plus shower room and fully sprinklered with high end office finishes.



**Mark Butler**  
MANAGING BROKER

**(630) 707-3774**  
[mark@markbutlerproperties.net](mailto:mark@markbutlerproperties.net)  
947 Maple Ave., Downers Grove, IL 60515  
[markbutlerproperties.net](http://markbutlerproperties.net)



Mark Butler Properties has been hired by the property owner to represent the property owner and will be compensated by the property owner for services rendered. No Dual agency is implied or agreed to unless executed by both parties. Information is subject to change. or withdrawal and is not guaranteed. **Co-op brokers must be present for all showings/inspections.**

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### PROPERTY HIGHLIGHTS

|                        |                     |                          |                                      |
|------------------------|---------------------|--------------------------|--------------------------------------|
| <b>Occupancy:</b>      | 100%                | <b>Net Income:</b>       | \$144,000.00 (Exp. 3/26, 1 yr. Opt.) |
| <b>Building Size:</b>  | 13,700 SF           | <b>R.E. Taxes:</b>       | \$23,045                             |
| <b>Lot Size:</b>       | .94 Ac.             | <b>Washrooms:</b>        | 2 Office, 2 Shop Plus Shower Room.   |
| <b>Ceiling Ht:</b>     | 17'                 | <b>Exterior Signage:</b> | Yes                                  |
| <b>Drive In Doors:</b> | 3                   | <b>Exterior Dock:</b>    | 1                                    |
| <b>Zoning:</b>         | ORM                 | <b>Parking:</b>          | 25 Car                               |
| <b>ASKING PRICE:</b>   | Contact Mark Butler | <b>Sprinklered:</b>      | Yes                                  |



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