

2300 Warrenville Road
Downers Grove, IL

LEASED BY:

CBRE



Kurv Downers Grove IV Chicago



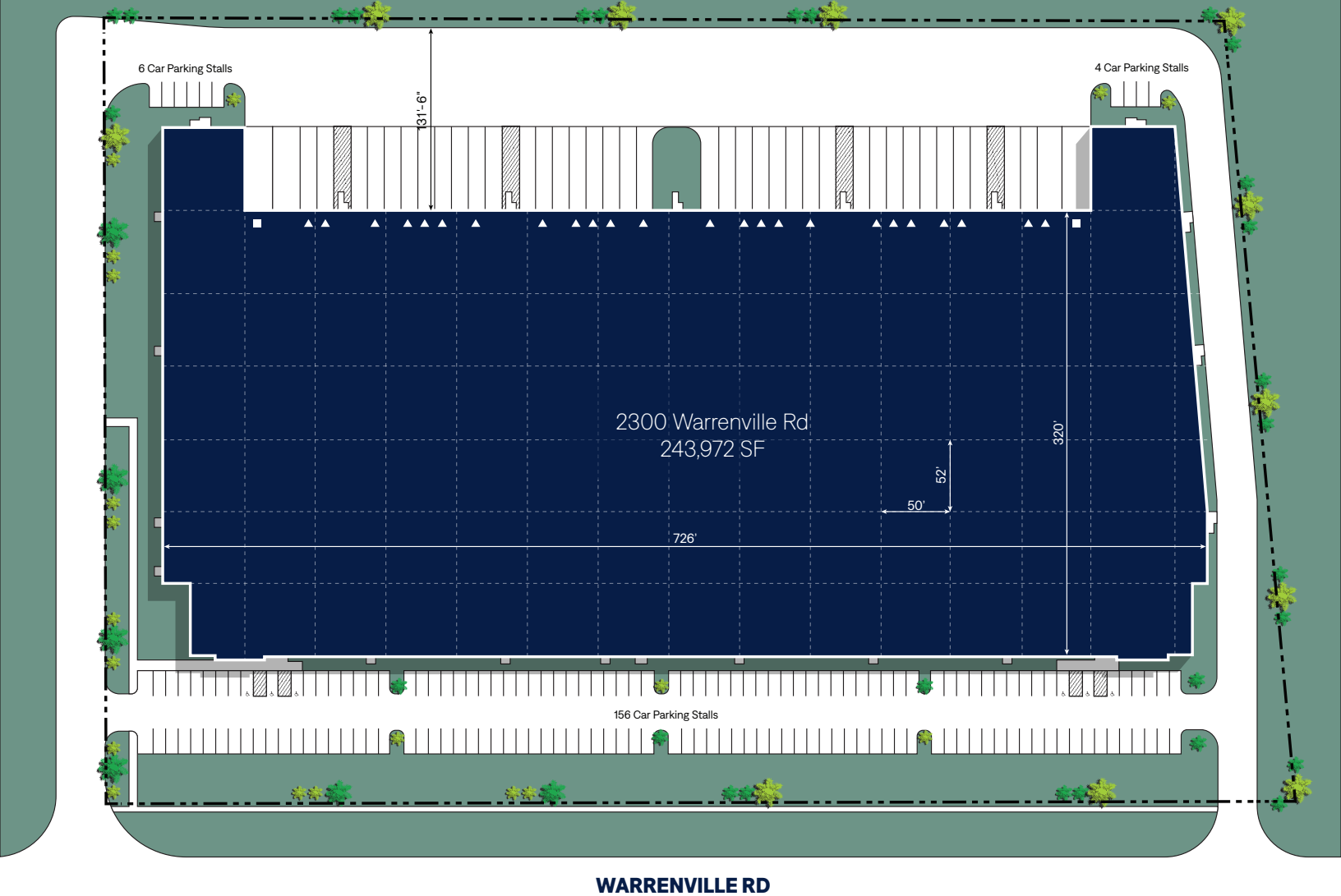
Summer 2026

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-INDOORS
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 Roof Installation Complete



LOCATION

Exceptional Specification

Strategically located.

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



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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