



Redustrial Opportunity.

UP TO 18,115 SF AVAILABLE FOR LEASE

Repurpose an existing, traditional retail structure into a light industrial use with minimal capital expenditure

Finley Square

Prime Location in West Suburbs of Chicago

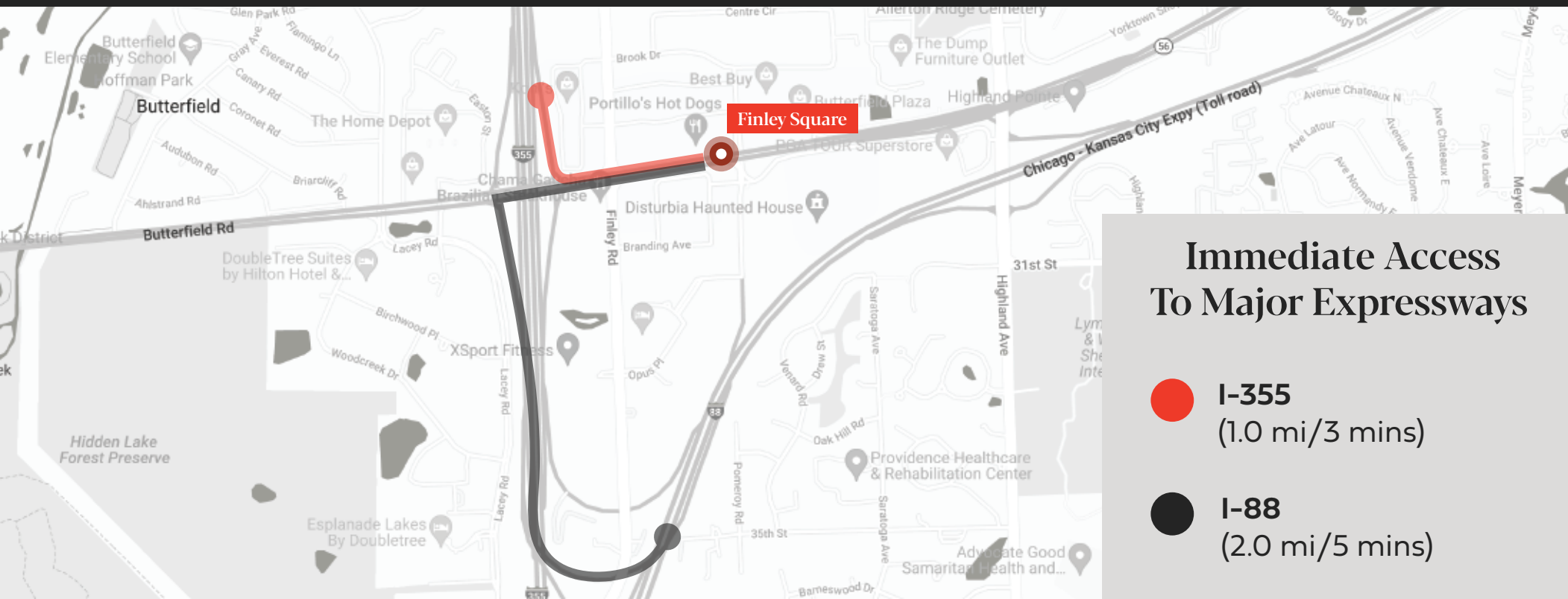
1500 Butterfield Road, Downers Grove, IL 60515



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Finley Square, located in the heart of Chicago's west suburb submarket, has a unique opportunity to reindustrialize or repurpose 18,115 SF of retail space for industrial use. The space is divisible to 9,059 SF or 9,056 SF and available for immediate occupancy. With a historic market low vacancy rate of 0.7%, this location is offering a high-in-demand flex space for uses such as last-mile grocery delivery facility, will-call pickup center, health and personal care product distribution center and electronic repair facility. With an appealing collection of national merchants and popular dining options including Portillo's, Starbucks and Mission BBQ, Finley Square offers retail amenities valued by employees.



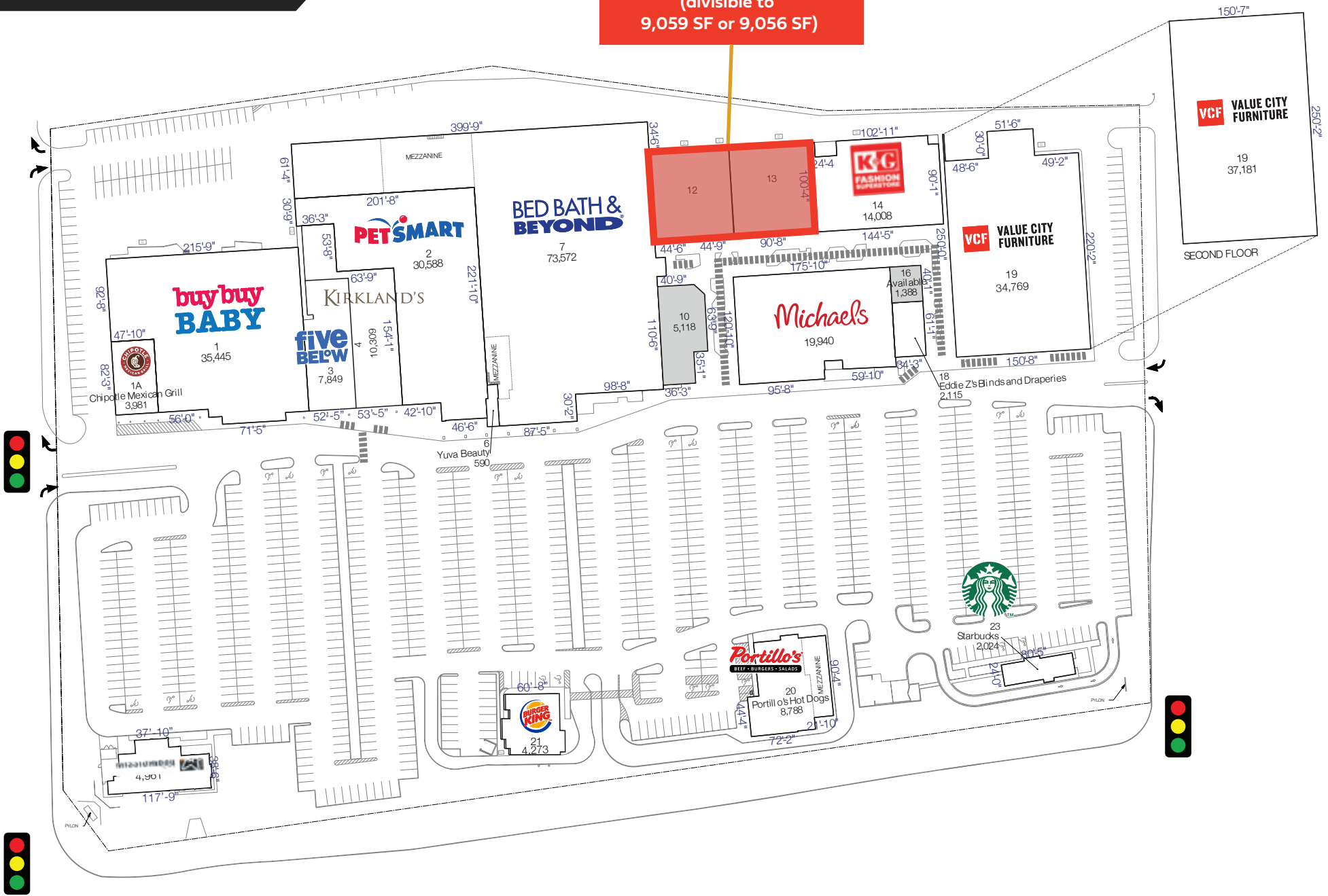
Property Specs

- **RBA:** 315,000 SF
- **AVAILABLE SIZE:** 18,115 SF
- **DIVISIBLE TO:** Suite 12: 9,059 SF
Suite 13: 9,056 SF
- **LOADING:** 1 exterior dock
- **CAR PARKING:** Abundant
- **DATE AVAILABLE:** Immediately
- **HIGHLIGHTS:**
 - Newly renovated interior
 - Extensive window line
 - Immediate access to major expressways, including I-355 and I-88
 - Potential to repurpose an existing, traditional retail structure into a light industrial use with minimal capital expenditure



Site Plan

18,115 SF Available
(divisible to
9,059 SF or 9,056 SF)



Finley Square.

1508-1556 BUTTERFIELD ROAD
DOWNERS GROVE, IL
18,115 SF (DIVISIBLE)

Cal Payne

Senior Vice President
+1 312 343 7707
calum.payne@cbre.com

Genna Nicketta

Client Services Specialist
+1 630 368 5539
genna.nicketta@cbre.com



[federalrealty.com](https://www.federalrealty.com)

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