

AVAILABLE FOR SALE / LEASE

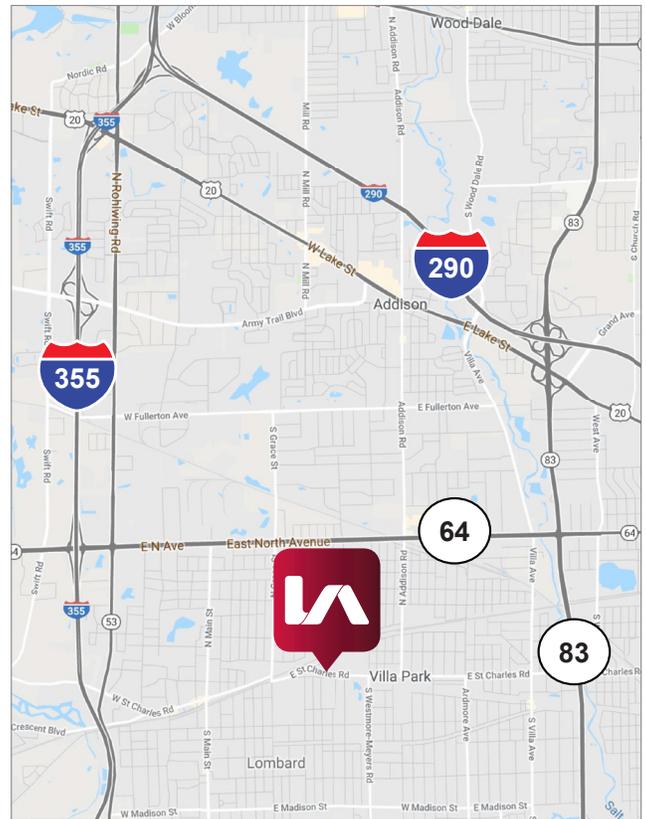
628 E ST. CHARLES ROAD

LOMBARD, IL 60148



**BUILDING SPECIFICATIONS:**

<b>BUILDING SIZE:</b>	14,800 SF (divisible)
<b>OFFICE:</b>	±2,500 SF
<b>SITE SIZE:</b>	±0.75 acres
<b>CLEAR HEIGHT:</b>	14'
<b>LOADING:</b>	› 2 docks › 4 drive-in doors
<b>PARKING:</b>	Ample
<b>POWER:</b>	400 amps, 3-phase
<b>LEASE RATE:</b>	Subject to Offer
<b>SALE PRICE:</b>	Subject to Offer
<b>COMMENTS:</b>	› Recently renovated › Potential for a wide range of uses › Up to four vehicle lifts available to remain upon tenant's request › Equipped with a modern, high-efficiency spray booth › Easy access to I-355 and Route 83 › 3/4-acre fully paved lot with significant parking › Triple catch basin › Space is divisible › Flexible timing and occupancy options



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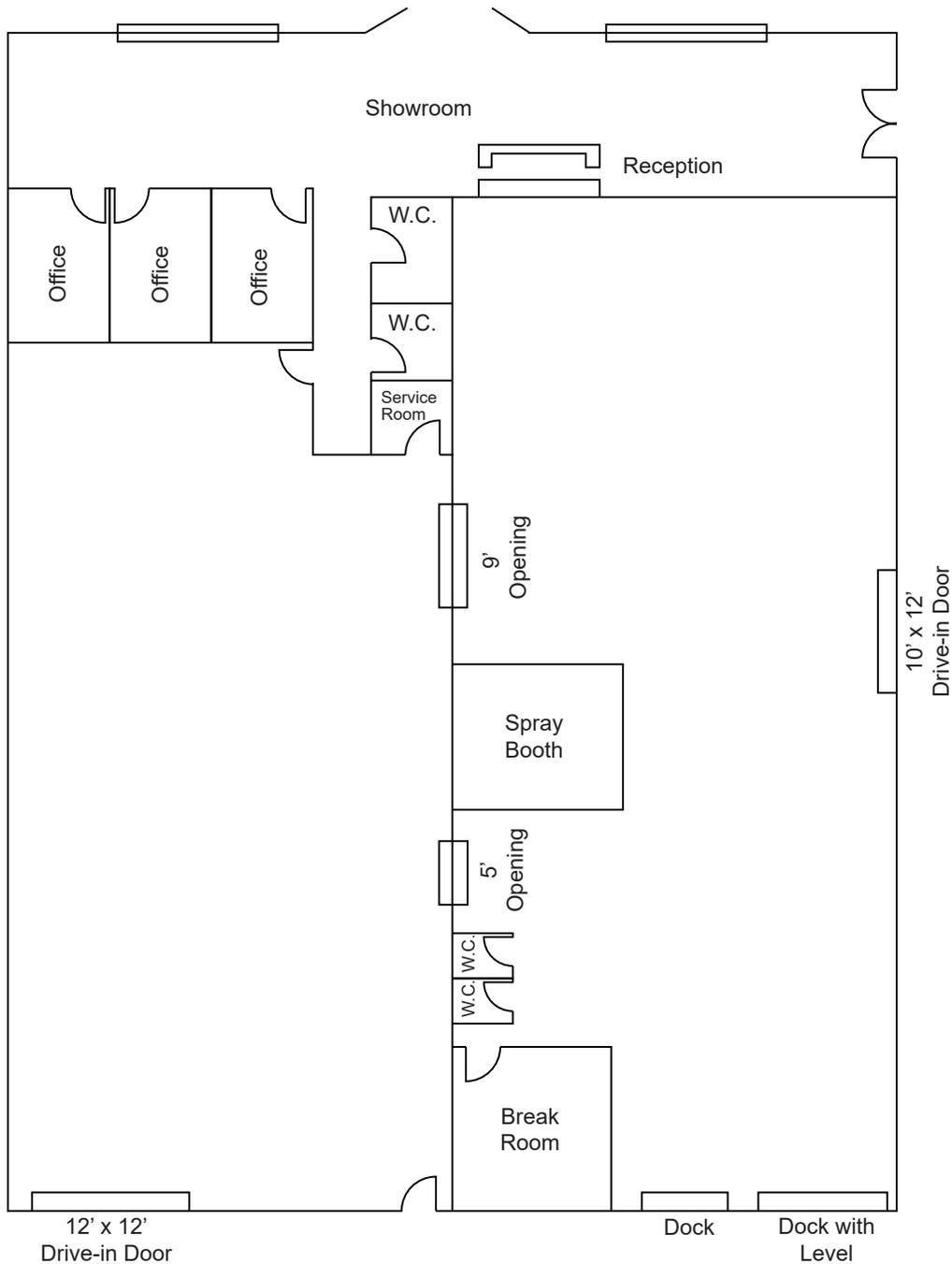
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\*For information purposes only. Drawing not to scale.

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