

FOR LEASE

Owned and Operated by



1000 N. Main St.

Lombard, Illinois 60148

47,175 SF Available



**LEASING INFO
& CONTACT**

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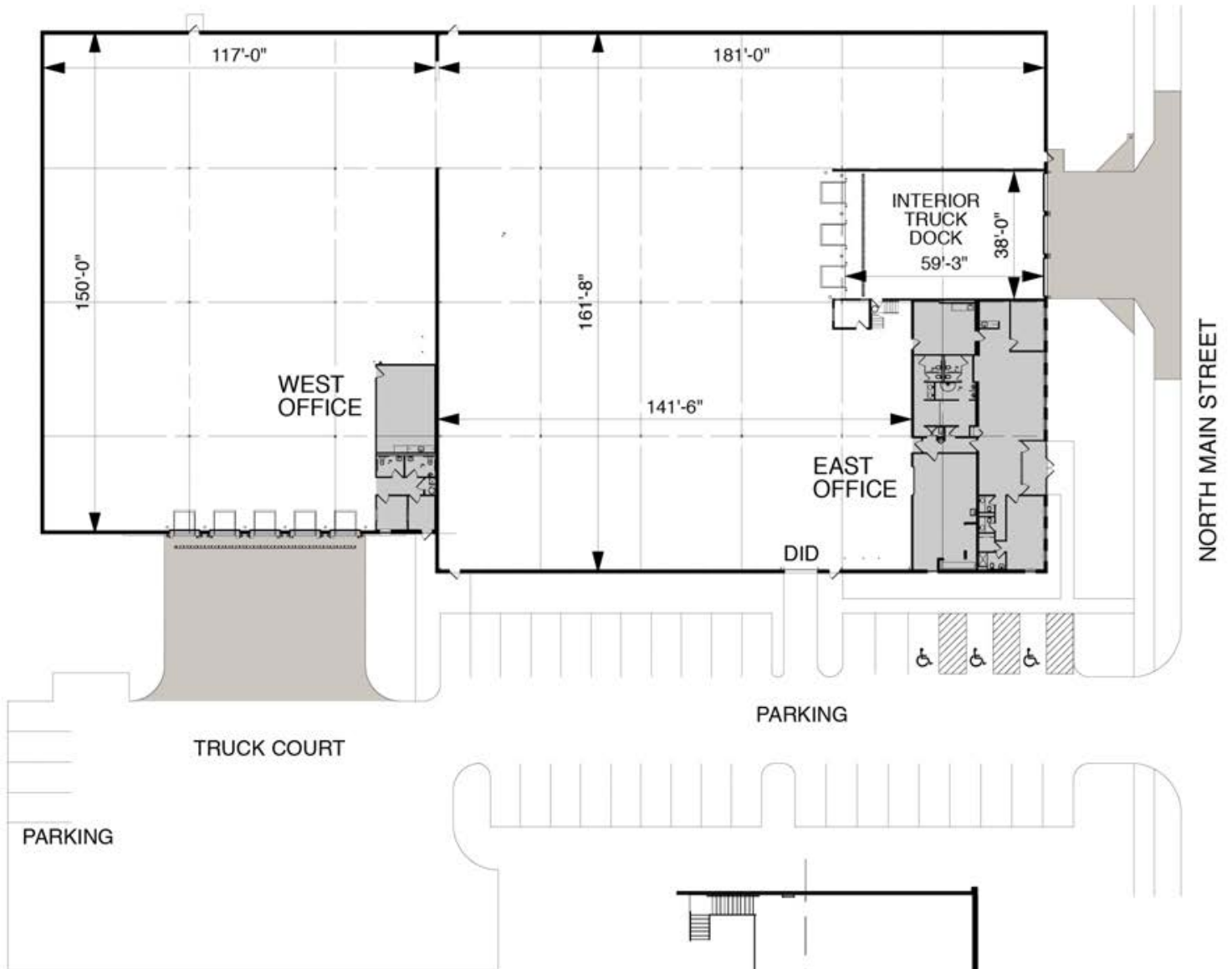


This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

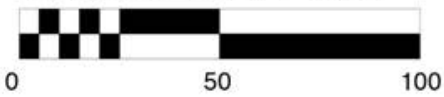
BUILDING SPECIFICATIONS:

Building Size	47,175 SF
Office	4,172 SF
Land Size	2.42 acres
Clear Height	19'
Loading	3 interior docks 5 exterior docks
Power	800A / 480V (to be verified)
Sprinkler	Wet
Parking	43 spaces
Taxes	\$1.36 PSF (2024)
CAM & Insurance	\$0.93 PSF (2024) plus management fee of 3% of gross receipts
Lease Rate	Subject to Offer
Comments	<ul style="list-style-type: none"> • Make ready work completed <ul style="list-style-type: none"> - LED lighting - Paint - Carpet • Potential for outdoor storage / trailer parking • 1.3 miles to full interchange at North Avenue & I-355 • 5.3 miles to full interchange at North Avenue & I-294





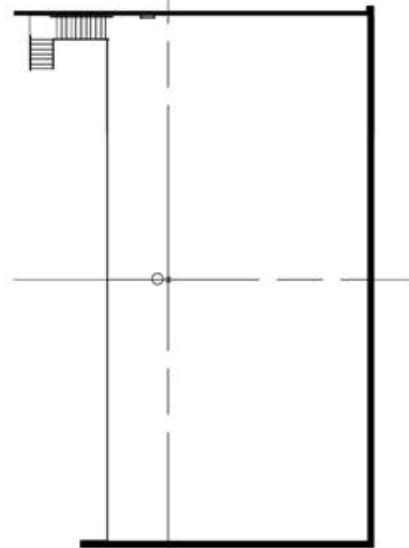
MASTER PLAN



BUILDING FOOTPRINT: 47,175 S.F.

OFFICE: 4,172 S.F.
 WAREHOUSE: 43,003 S.F.

PERCENTAGE OFFICE: 8.84%
 CLEAR HEIGHT: 21 FEET
 INTERIOR DOCK DOORS: 3
 DOCK DOORS: 5
 DRIVE-IN DOORS: 1
 TYPICAL BAY: 30x40



STORAGE MEZZANINE
 APPROX.: 3,202 SF USEABLE

