



# 951

N. MAIN ST

LOMBARD, IL

**16,731 SF FOR LEASE**



Asset  
Management



# PROPERTY HIGHLIGHTS

951 N. MAIN ST.  
LOMBARD, IL

|                           |                                      |
|---------------------------|--------------------------------------|
| <b>Building Size:</b>     | 46,596 SF                            |
|                           | <b>Unit A</b>                        |
| <b>Available:</b>         | 16,731 SF                            |
| <b>Office Size:</b>       | +/- 4,000 SF                         |
| <b>Loading:</b>           | 2 Interior Docks<br>3 Drive-in-doors |
| <b>Power:</b>             | 400 amps                             |
| <b>Clear Height:</b>      | 24'                                  |
| <b>Car Parking:</b>       | 31 spaces                            |
| <b>Trailer Parking:</b>   | 17 trailer spots                     |
| <b>Sprinklers:</b>        | Fully                                |
| <b>Year Built:</b>        | 1990                                 |
| <b>CAM (2023 est.):</b>   | \$1.25 p.s.f.                        |
| <b>RE Taxes (2023):</b>   | \$1.03 p.s.f.                        |
| <b>Asking Lease Rate:</b> | Subject to Offer                     |
| <b>Available:</b>         | Immediately                          |

## IDEAL SPACE FOR

- Warehouse
- Distribution
- Trailer Parking



FOR MORE INFORMATION, PLEASE CONTACT:

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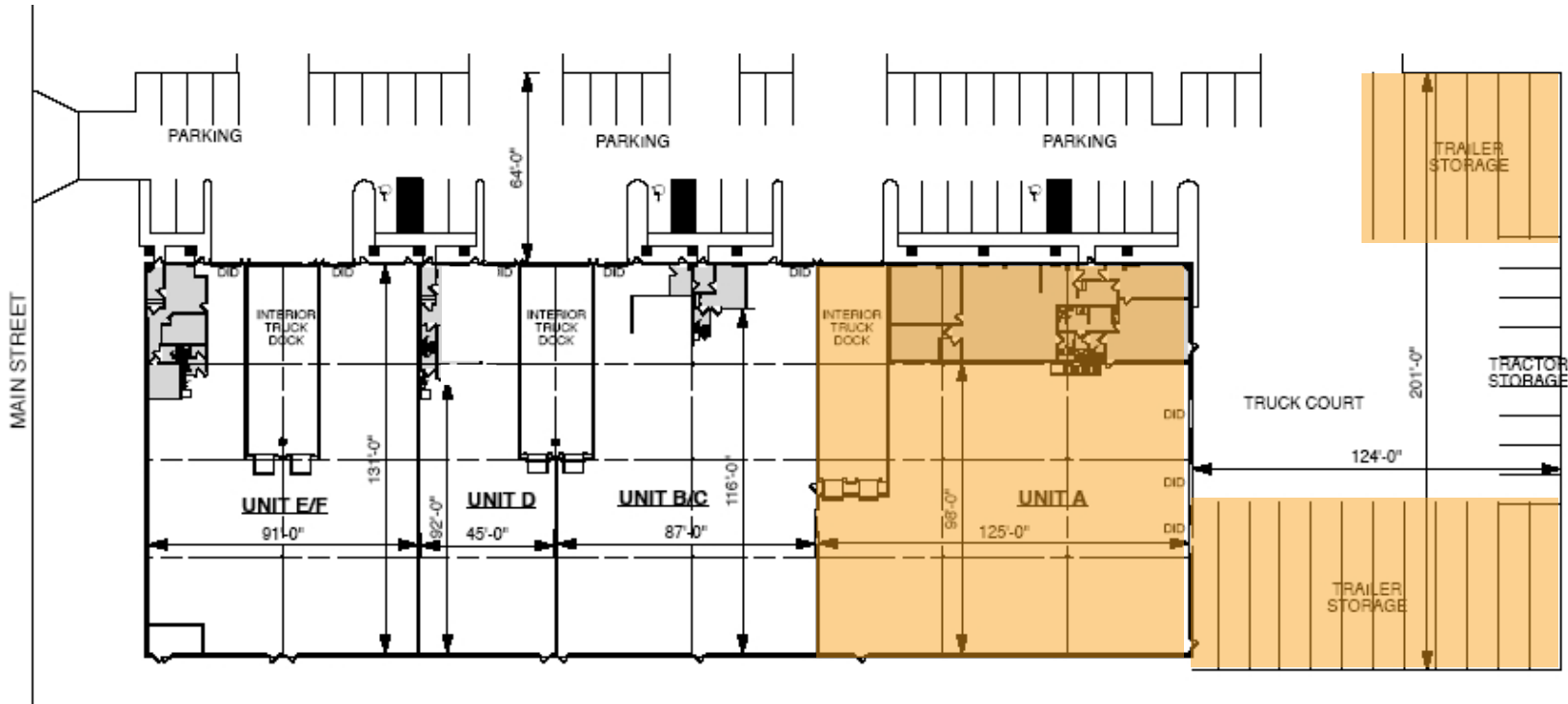


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# SITE PLAN

951 N. MAIN ST.  
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24' CLEAR HEIGHT



17 TRAILER SPACES



3 INTERIOR DOCKS



2.6-ACRE SITE

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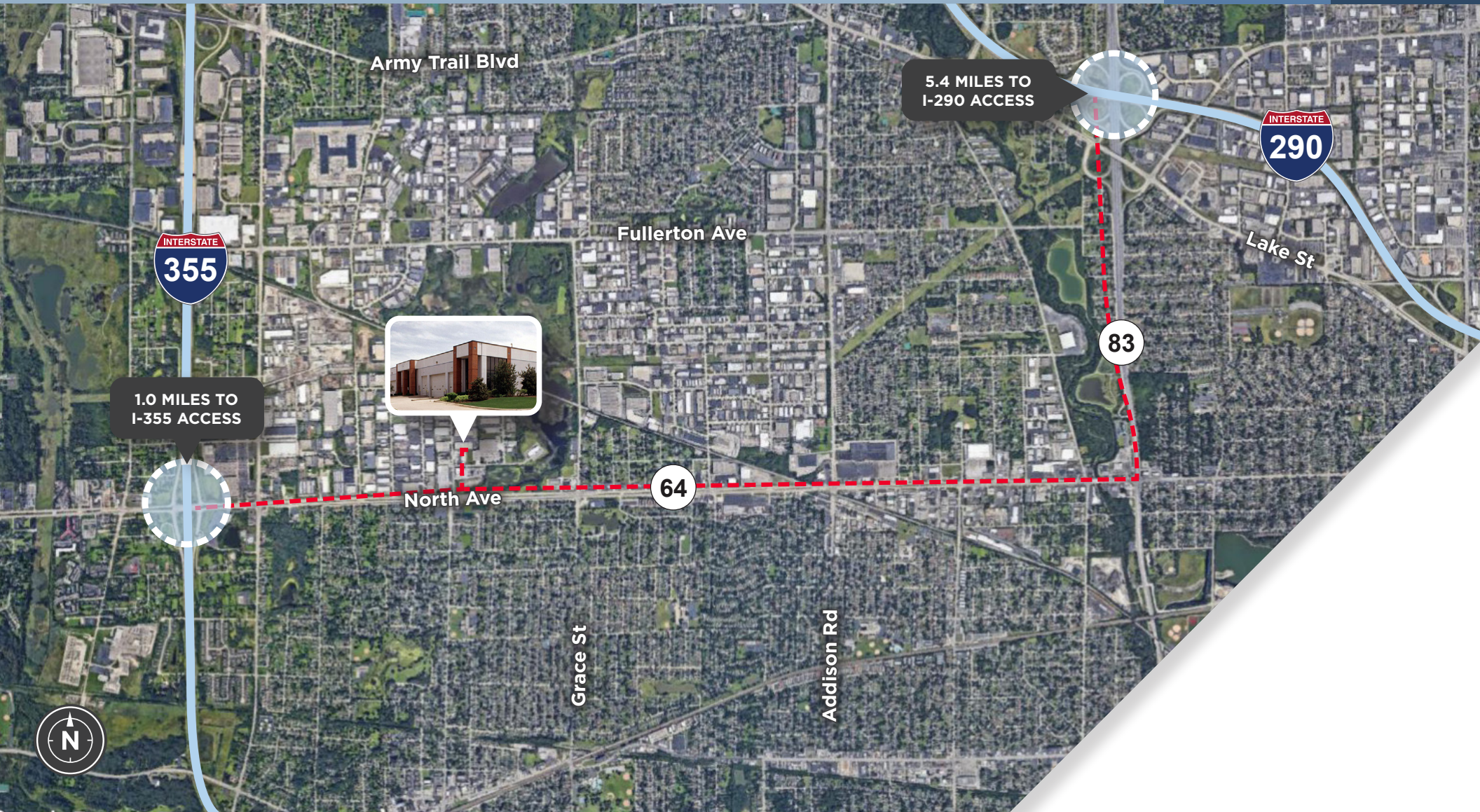
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# AERIAL MAP

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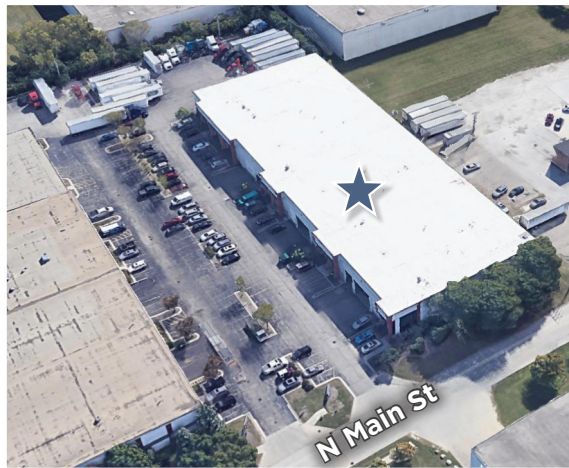
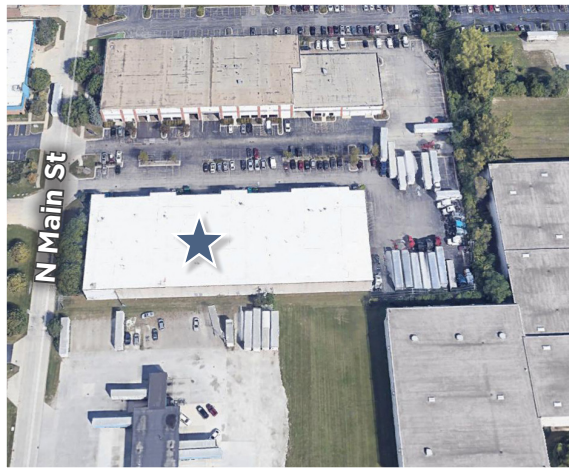
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# THE LOCATION

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