

AVAILABLE FOR LEASE

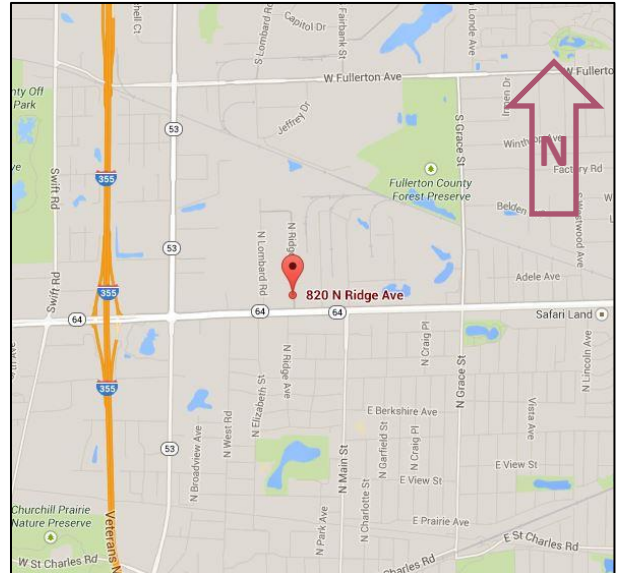
820 N. Ridge Ave., Unit G
Lombard, IL 60148



2,592 SF
**INDUSTRIAL
SPACE**

\$0.83 PSF
\$2,160 Modified Gross
Monthly

- Available March 1st, 2021
- 2,592 SF warehouse unit with 1 air-conditioned office
- Warehouse has 1 restroom & utility sink
- TLD with 10x10 OHD at rear and 10'x10' DID at front
- Great location. ½ mile to I-355, North Avenue Interchange
- Professionally managed by Key Investment & Management Inc.



**KEY INVESTMENT
& Management Inc.**

Office: 630.932.5757
Fax: 630.932.5755
1263 S. Highland Ave., Suite 2W,
Lombard, IL 60148
www.key-investment.com

12/17/2020

FOR FURTHER INFORMATION CONTACT:

Kimberly Hess

Office: 630.932.5757

khess@key-investment.com

Real Estate

Brokerage

Leasing

Management

The information contained herein was obtained from sources deemed reliable; however, it has not been independently verified, and no warranties, expressed or implied, are made as to the accuracy thereof. Terms of sale or lease and availability are subject to change or withdrawal without notice.

820 N. Ridge Ave., Unit G
Lombard, IL 60148

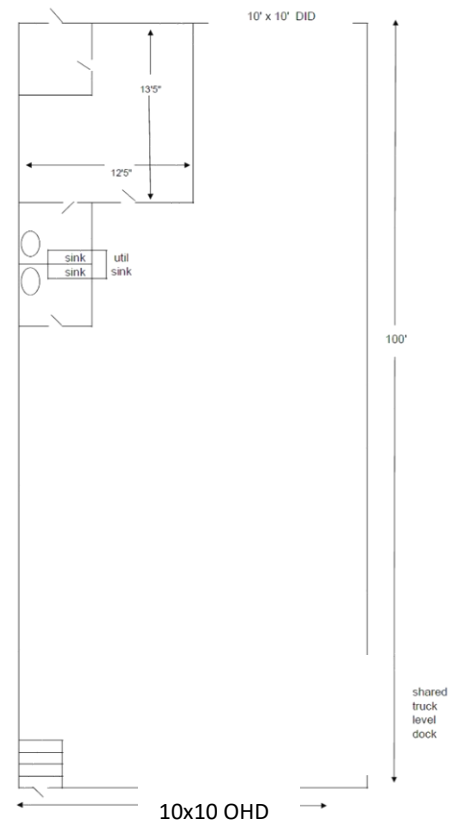
1263 S. Highland Ave, Suite 2W
Lombard, IL 60148
Office: 630.932.5757 Fax: 630.932.5755
www.key-investment.com
Kimberly Hess
khess@key-investment.com



AVAILABLE FOR LEASE

PROPERTY SPECIFICATIONS

Building Size:	26,000 SF
Available Space:	168 SF Office 2,424 SF Warehouse
Year Built:	1974
Zoning:	I-1 Light Industrial
Parking:	+/- 3
Drive In Door:	1- 10 FT x 10 FT
Dock:	1 – TLD with 10x10 OHD
Ceiling Height:	13 FT
Power:	3 Phase 200 AMP
Washrooms:	2
Sprinklered:	No
Utilities:	Gas, Electric, Prorated Water/Sewer
Real Estate Taxes:	\$ <u>1.54</u> PSF Tax Stop
CAM:	Included
Possession:	March 1 st , 2021
Lease Term:	Min. 2 Years
Lease Rate:	\$0.83 PSF Per month \$2,160 Per Month



All dimensions are approximate. Drawing not to scale.

12/17/2020

Real Estate

Brokerage

Leasing

Management



Follow us on
LinkedIn