

FOR LEASE

Owned and Operated by



1000 N. Main St.

Lombard, Illinois 60148

47,175 SF Available



**LEASING INFO
& CONTACT**

Nick Eboli

(630) 567-7812 / neboli@lee-associates.com

Andrew Block

(630) 926-7649 / ablock@lee-associates.com

Jeff Janda, SIOR

(847) 736-7338 / jjanda@lee-associates.com



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	4,151 SF
Land Size	2.42 acres
Clear Height	19'
Loading	3 interior docks 5 exterior docks 1 drive-in door
Power	800A / 480V (to be verified)
Sprinkler	Wet
Parking	38 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
- Make ready work completed
 - 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





