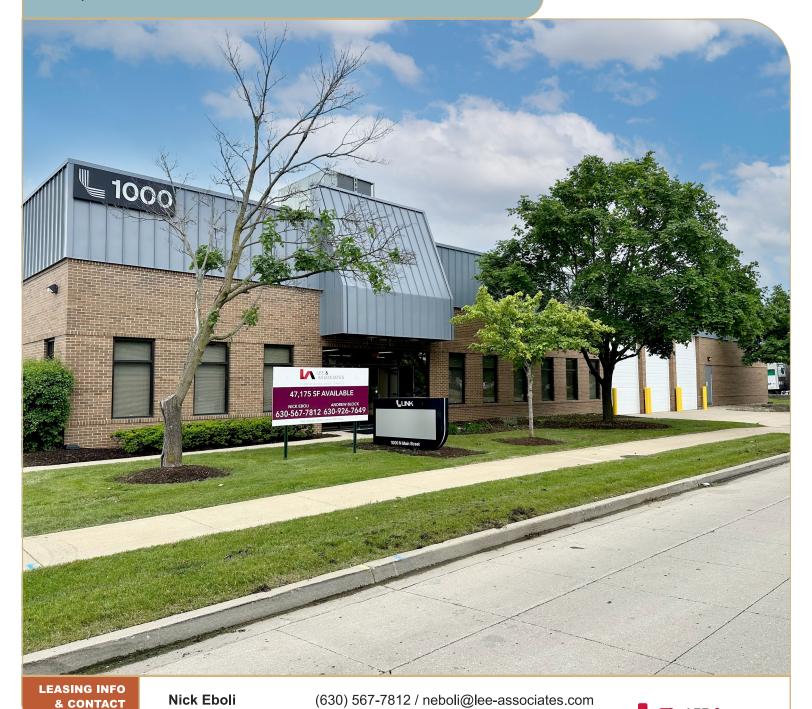
**ASSOCIATES** 

COMMERCIAL REAL ESTATE SERVICES

## 1000 N. Main St.

Lombard, Illinois 60148

## 47,175 SF Available



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

(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.

**Andrew Block** 

Jeff Janda, SIOR



## **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 &	\$0.93 PSF (2024) plus
Insurance	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



