

# 1060-1072 GARFIELD STREET

LOMBARD, IL 60148

## HIGH IMAGE INDUSTRIAL SPACE FOR LEASE



**Faropoint**

### OFFERING SUMMARY

<b>Available RSF:</b>	11,875 RSF
<b>Clear Height:</b>	19' Ft. Clear
<b>Loading:</b>	See Floor Plan
<b>Power:</b>	400 - 800 Amps, 120/240 Volt, 3 Phase
<b>Fire Protection:</b>	Fully Sprinklered
<b>Parking Ratio:</b>	2.0/1,000 SF Ratio
<b>Access:</b>	24-Hour Access
<b>Building Size:</b>	~ 50,031 SF
<b>Lease Rate:</b>	Subject to Offer (STO)

### PROPERTY HIGHLIGHTS

- Upgraded Interior Building Finishes
- Drive-in Door: 12'x 14'
- Conveniently located just off North Ave, less than 5 minutes I-355



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JBSCRE.COM | 650 E DEVON AVE, SUITE 105, ITASCA, IL 60143 | 312.462.1020

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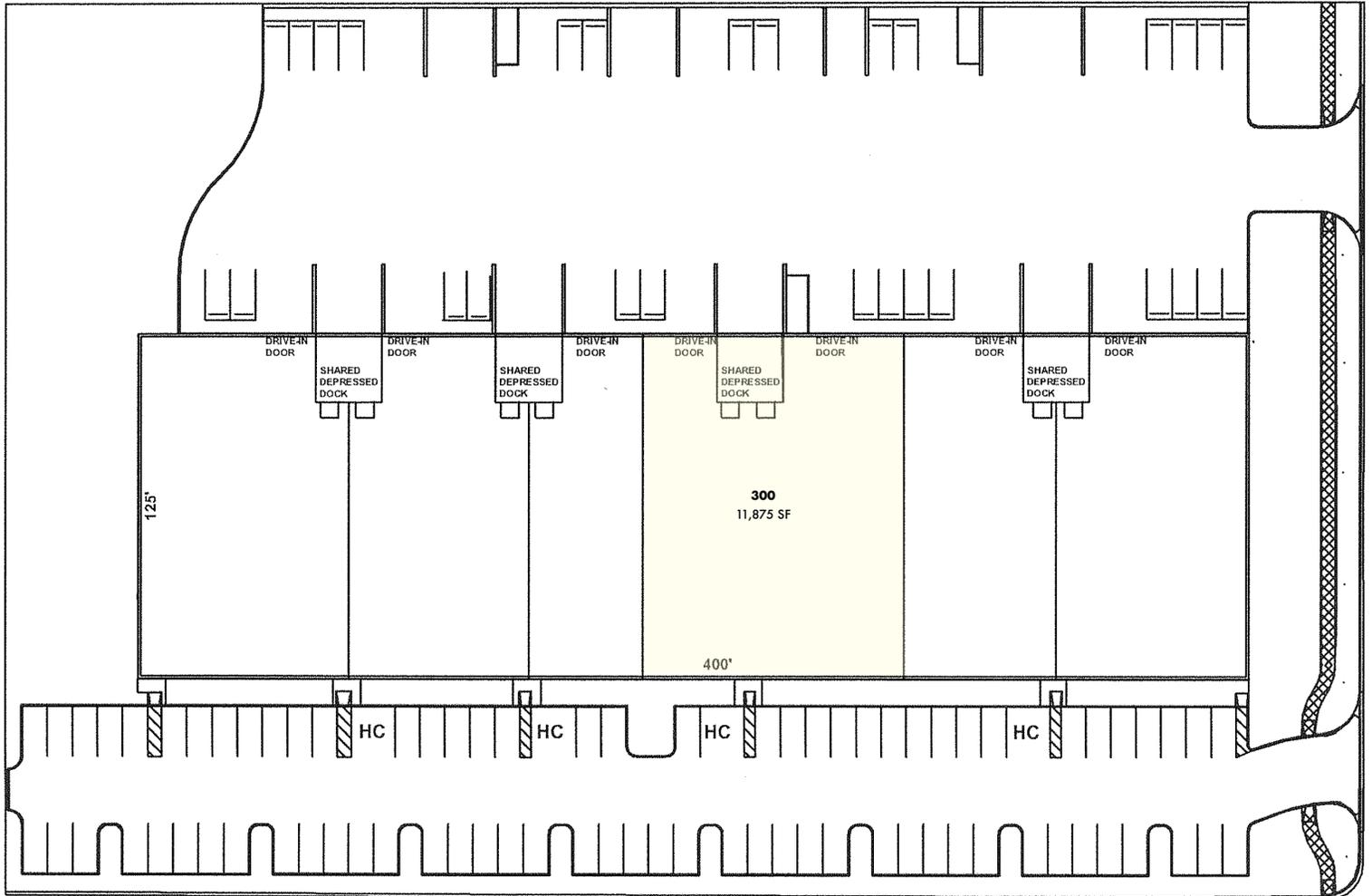
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## SITE PLAN



SPACE	LEASE RATE	SIZE (SF)	OFFICE SIZE (SF)	LOADING	POWER
300	Subject to Offer (STO)	11,875 SF	~3,421 SF (29%)	(2) Docks, (2) Drive-in Doors	800 Amps, 3-Phase

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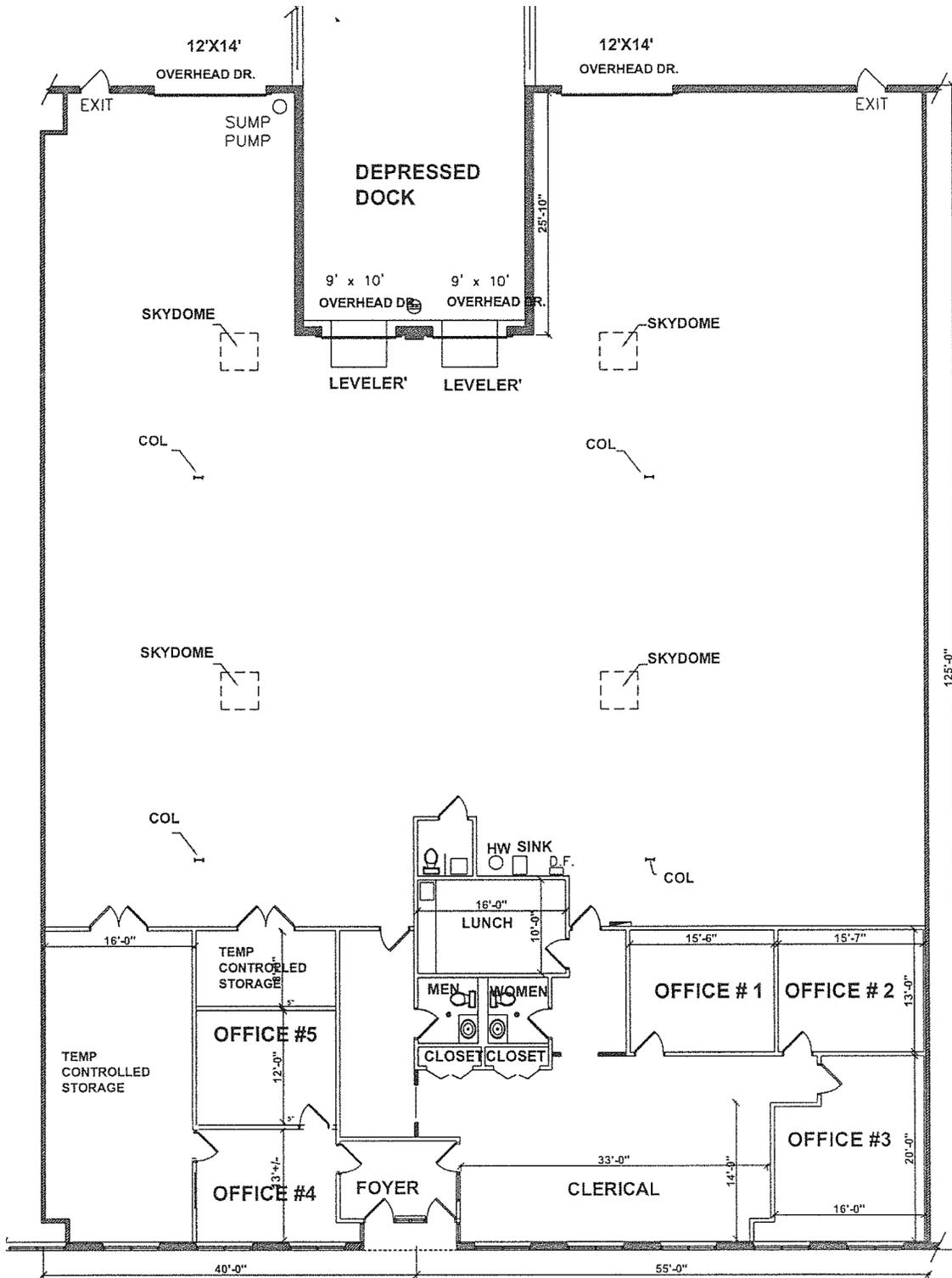


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## UNIT 300 - 11,875 SF



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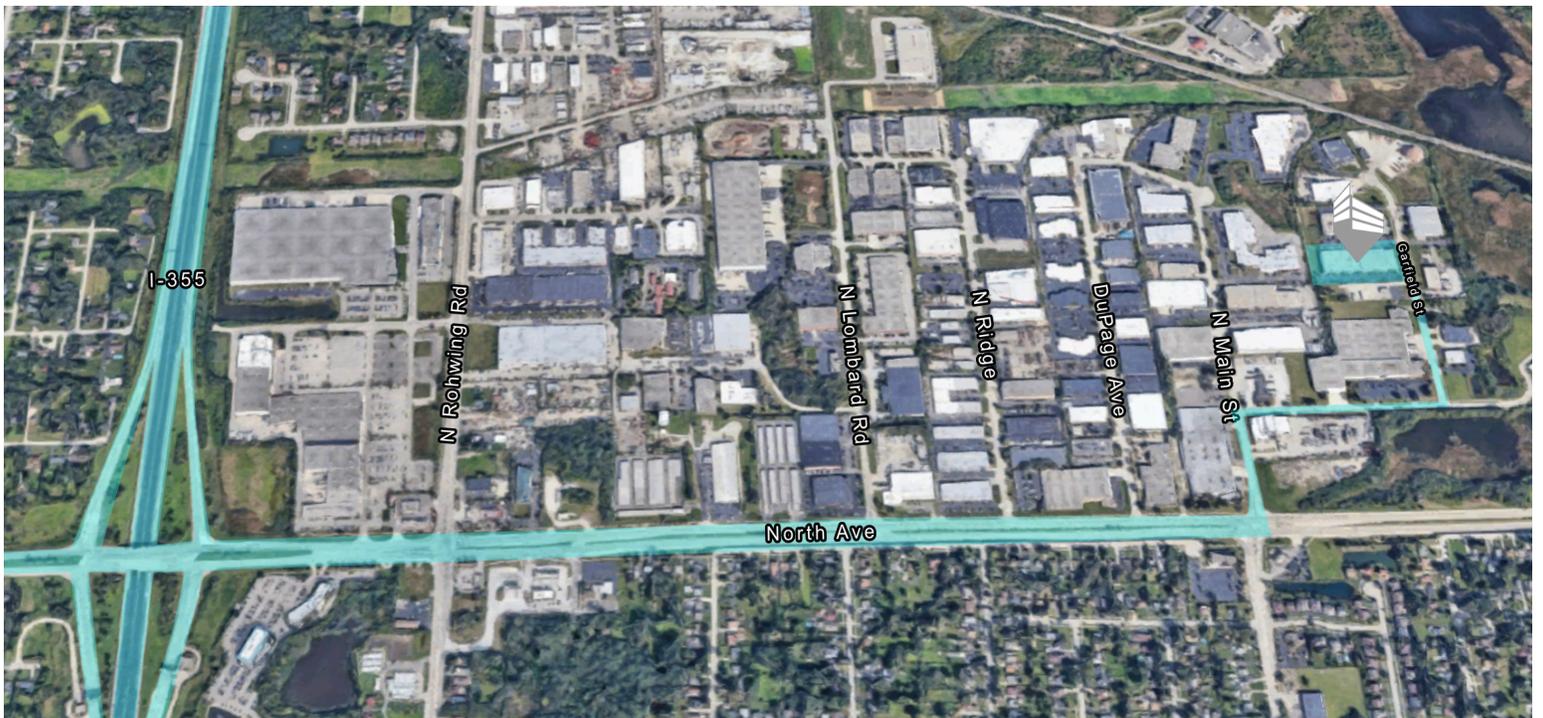


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## LOCATION MAPS



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