

AVAILABLE FOR LEASE

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



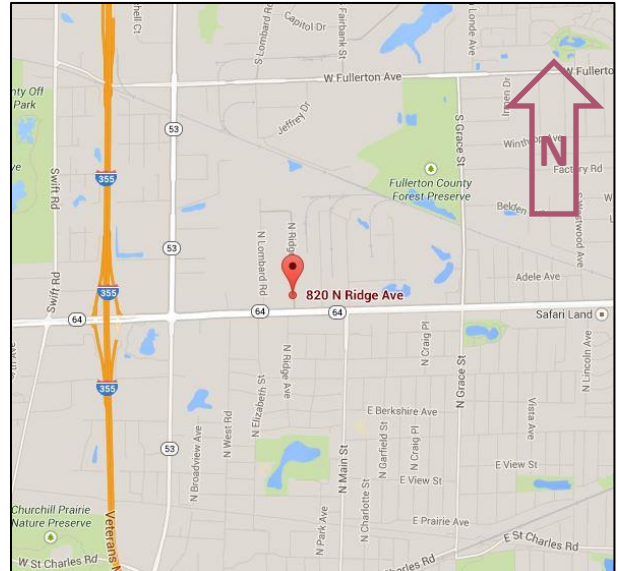
2,592 SF

INDUSTRIAL SPACE

\$0.83 PSF

\$2,160.00

- Available now!
- Unit includes 1 private, air-conditioned office.
- Shared truck level dock at back of unit, with 10'X10' OHD and 10'X10' drive in door at front
- 13' ceilings in warehouse
- 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

FOR FURTHER INFORMATION CONTACT:

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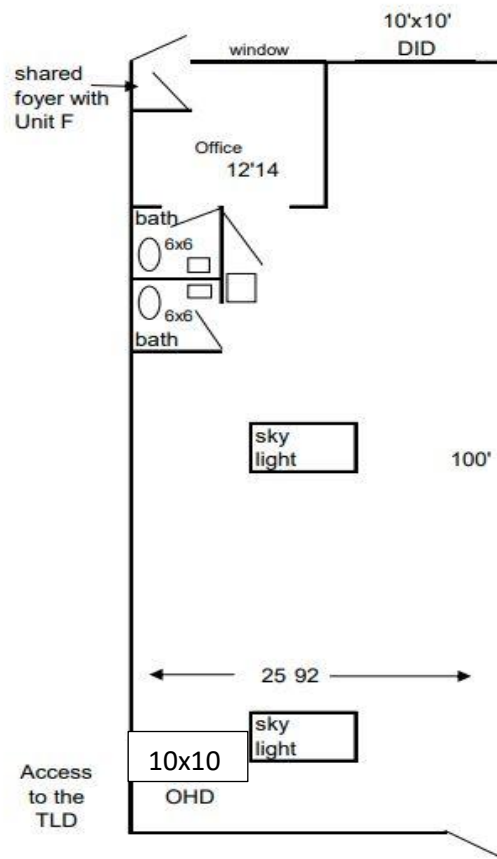
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PROPERTY SPECIFICATIONS

Building Size:	26,000 SF
Available Space:	2,592 SF
Year Built:	1974
Zoning:	I-1 Light Industrial
Parking:	+/- 3
Drive in Door:	1- 10 FT x 10 FT
Dock:	1 – TLD
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
Possession:	Included
Lease Term:	Min. 2 Years
Lease Rate:	\$0.83 PSF Modified Gross \$2,160.00 Per Mo.



All dimensions are approximate.
Drawing not to scale.

12/22/2020

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