

AVAILABLE FOR IMMEDIATE OCCUPANCY 1,306-4,792 SF

820 RIDGE AVENUE

840 RIDGE AVENUE

LOMBARD, IL

820-840 RIDGE AVENUE

LEASE RATE

Subject To Offer

COMMENTS

- Efficient, Open Warehouse Layout
- Available for Immediate Occupancy
- Low, Stable DuPage County Real Estate Taxes
- W North Ave with Direct access to I-355
- Strong Surrounding Labor Pool
- Professionally Owned & Managed

CAPITAL IMPROVEMENTS UNDERWAY

- Roof Replacement
- Parking Lot Replacement
- Fully Renovated, Made-Ready Suites
- Tuckpointing
- Landscaping Enhancements

820 RIDGE AVENUE

Building Size	26,235 SF
Suite C	Suite Size: 2,389 SF Office Size: 276 SF
Suite F	Suite Size: 2,403 SF Office Size: 276 SF
Loading per Suite	1 Loading Dock 1 Drive-in Door (9' x 10')
Clear Height	14'
Parking Ratio	1.11/1000
Power per Suite	200-Amps

840 RIDGE AVENUE

Building Size	18,677 SF
Suite 850	Suite Size: 1,306 SF Office Size: 214 SF
Suite 876	Suite Size: 1,315 SF Office Size: 735 SF
Loading per Suite	1 Drive-in Door (9' x 10')
Clear Height	13'10"
Parking Ratio	2.84/1,000
Power per Suite	200-Amps

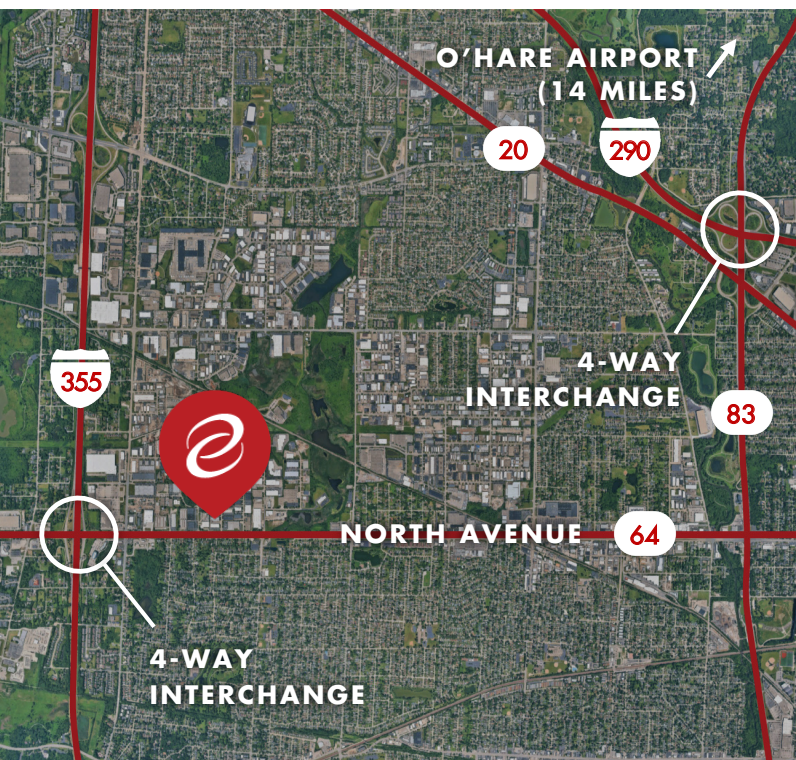
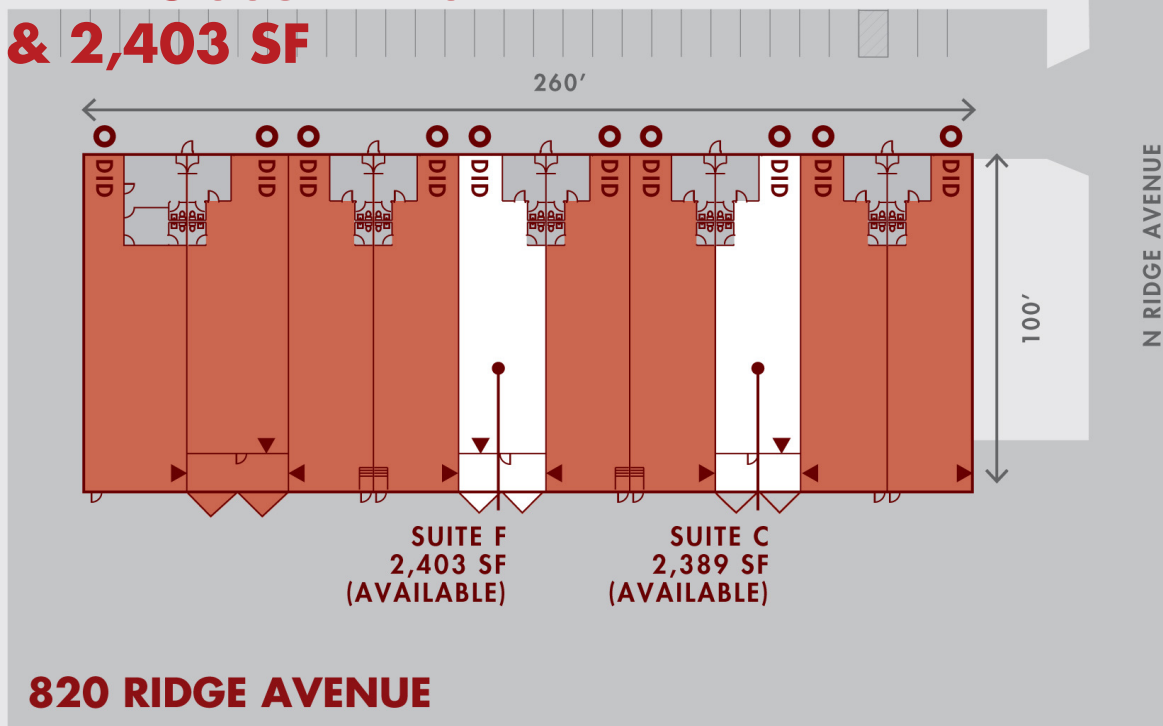
Brokered by:

 **Transwestern**

Owned & Managed by:

 **VentureOne**

AVAILABLE FOR IMMEDIATE OCCUPANCY 2,389 & 2,403 SF



820 RIDGE AVENUE

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	LOADING
A	2,543	276	Leased	1 Dock , 1 DID
B	2,523	276	Leased	1 Dock , 1 DID
C	2,389	276	Subject to Offer	1 Dock , 1 DID
D	2,667	276	Leased	1 Dock , 1 DID
E	2,659	276	Leased	1 Dock , 1 DID
F	2,403	276	Subject to Offer	1 Dock , 1 DID
G	2,473	276	Leased	1 Dock , 1 DID
H	2,630	276	Leased	1 Dock , 1 DID
I	2,793	276	Leased	1 Dock , 1 DID
J	3,155	514	Leased	1 Dock , 1 DID

ROSS LEHRMAN

Transwestern
Ross.Lehrman@transwestern.com
847-558-5671

ETHAN SCHWARTZ

Transwestern
Ethan.Schwartz@transwestern.com
847-354-4248

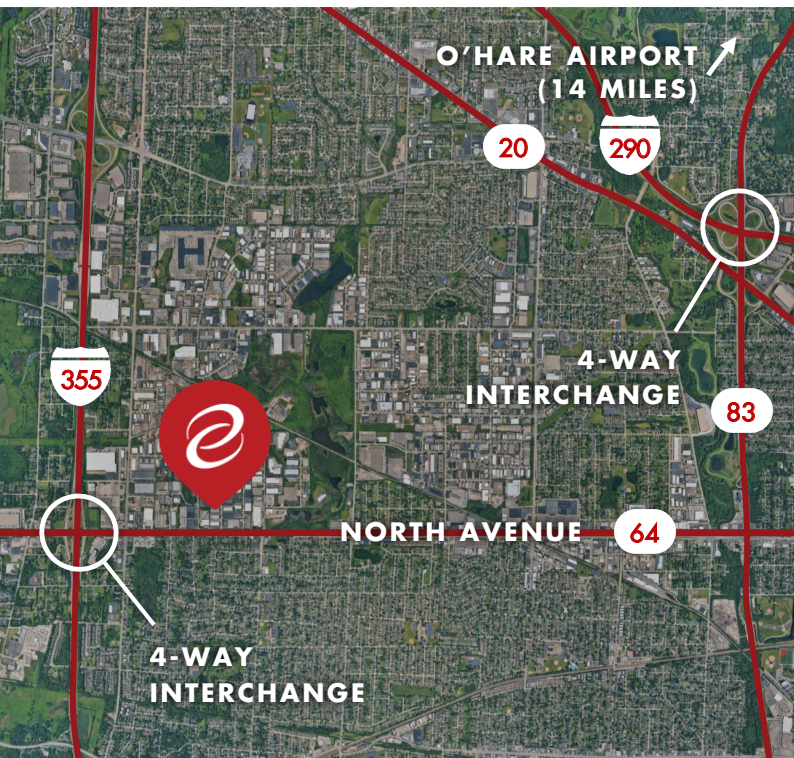
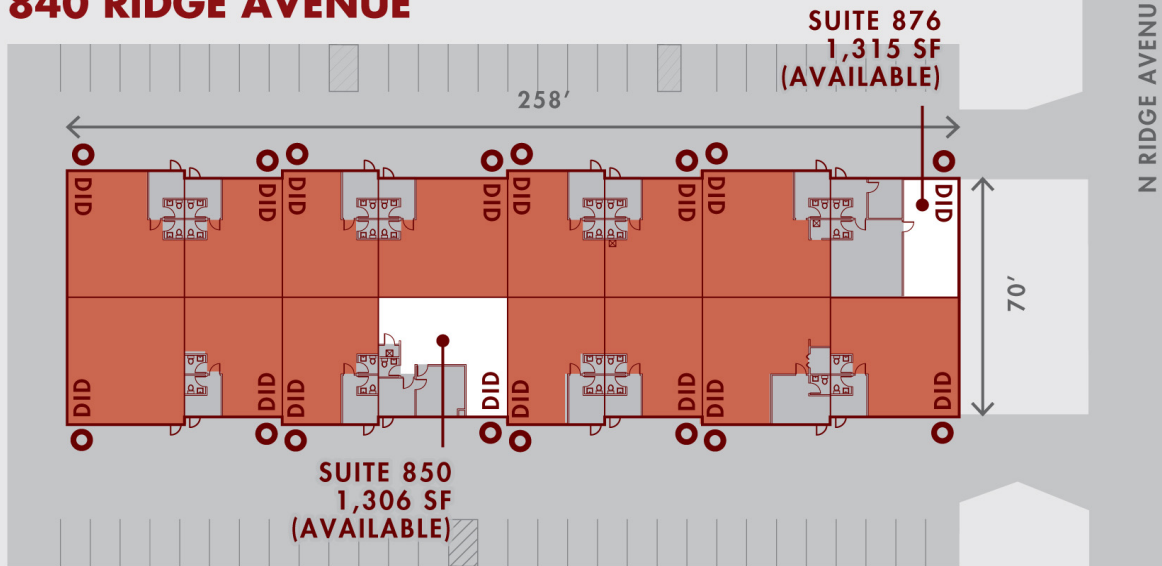
MATT KNOFF

Venture One Real Estate
MattK@ventureonere.com
612-462-4859



AVAILABLE FOR IMMEDIATE OCCUPANCY 1,306 & 1,315 SF

840 RIDGE AVENUE



840 RIDGE AVENUE

SUITE	TOTAL SF	OFFICE SF	ASKING RATE	LOADING
840	1,315	174	Leased	1 DID
842	1,381	310	Leased	1 DID
844	988	174	Leased	1 DID
846	1,048	200	Leased	1 DID
850	1,306	214	Subject to Offer	1 DID
852	1,036	200	Leased	1 DID
856	4,529	548	Leased	1 DID
864	1,036	200	Leased	1 DID
866	1,306	174	Leased	1 DID
870	1,048	200	Leased	1 DID
872	988	174	Leased	1 DID
874	1,381	200	Leased	1 DID
876	1,315	735	Subject to Offer	1 DID

ROSS LEHRMAN

Transwestern
Ross.Lehrman@transwestern.com
847-558-5671

ETHAN SCHWARTZ

Transwestern
Ethan.Schwartz@transwestern.com
847-354-4248

MATT KNOFF

Venture One Real Estate
MattK@ventureonere.com
612-462-4859

