

**INDUSTRIAL
SPACE
FOR LEASE**

±2,547 SF

High-Image
Business
Park

Immediate
Access to
I-355 and
North Ave.

Professionally Owned
and Managed by:



TRANSWESTERN
REAL ESTATE
SERVICES

972 N. DUPAGE AVENUE

Lombard, IL 60148

[Property Website](#)

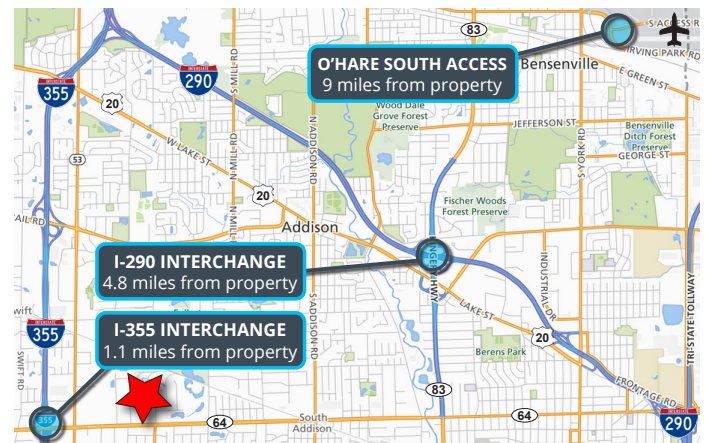


Specifications:

- Building Size: ±17,871 SF
- Available Size: ±2,547 SF
- Office Size: ±819 SF
- Ceiling Height: ±14' Clear
- Loading: 1 Drive-in Door
- Power: 400A 3PH
- Year Built: 1988
- Construction: Masonry
- RE Taxes: \$1.83 PSF (2022)
- **Lease Rate: Subject to Offer**

Highlights

- High-image business park
- Hard-to-find smaller unit with abundant parking
- Well-maintained
- Immediate access to I-355 and North Avenue
- Low DuPage County taxes
- Professionally owned and managed



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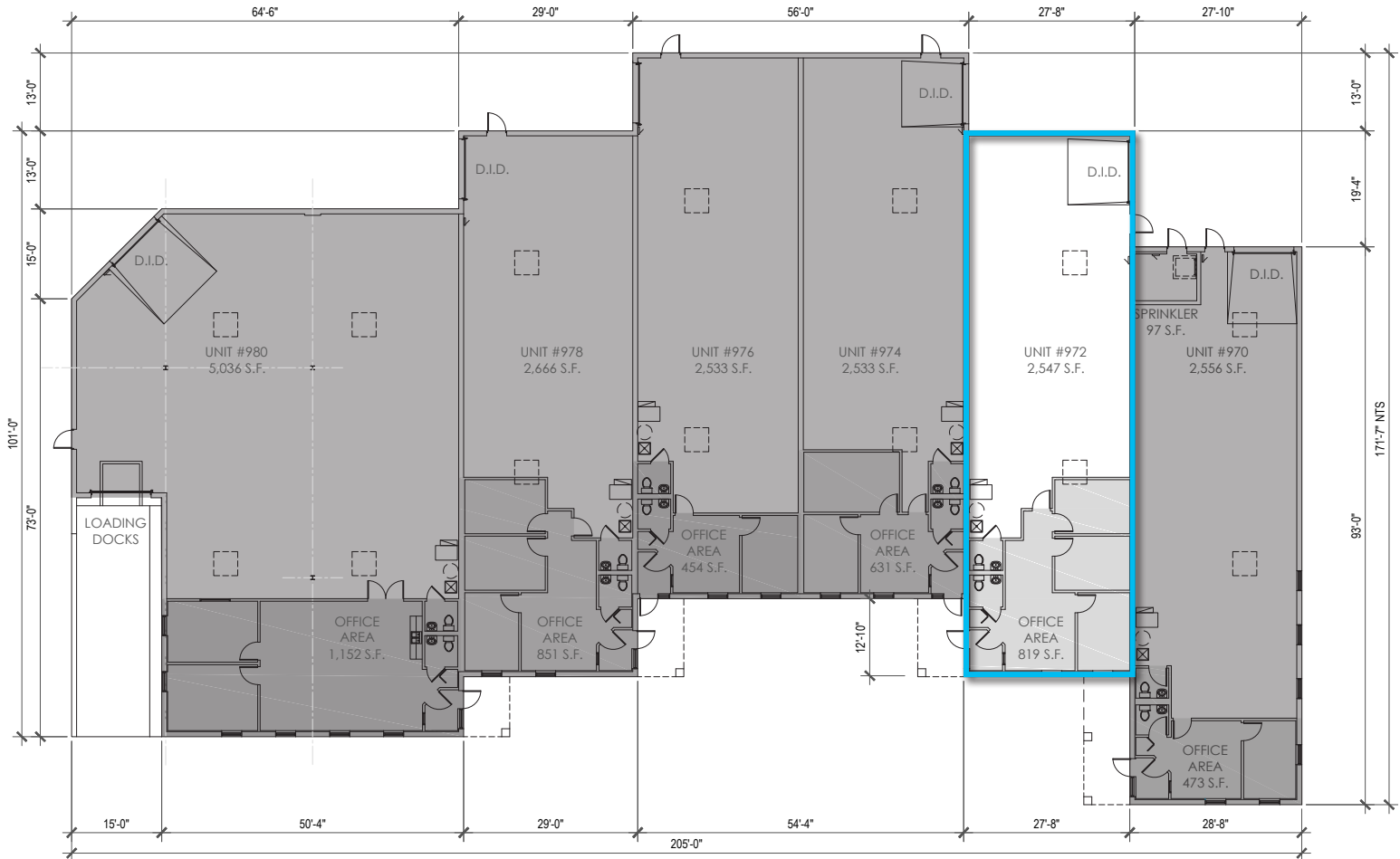
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Building Plan



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