

±19,209 SF
**INDUSTRIAL
BUILDING
FOR LEASE**

High-Image
Freestanding
Facility

Great
Loading
Access

Immediate
Access to
I-355 and
North Ave.

*Institutionally Owned and
Professionally Managed by:*




TRANSWESTERN
REAL ESTATE
SERVICES

930 N. DUPAGE AVENUE

Lombard, IL 60148
[Property Website](#)

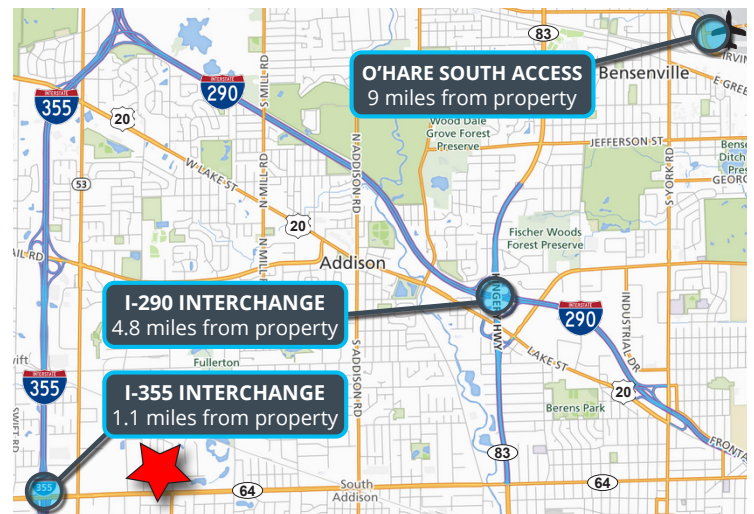


Specifications

- Building Size: ±19,209 SF
- Land Area: ±0.98 AC
- Office Size: ±2,164 SF
- Ceiling Height: ±16'
- Loading: 2 Int Docks / 2 DID
- Power: 400A 240V and 1200A 480V
- Year Built: 1987
- Construction: Masonry
- Sprinklers: Wet
- Heating: Gas
- RE Taxes: \$1.81 PSF (2022)
- **Lease Rate: Subject to Offer**

Highlights

- High-image freestanding facility
- Great loading access
- Heavy power
- Immediate access to I-355 and North Avenue
- Low DuPage County taxes
- Institutionally owned and professionally managed



Ross Lehrman
Vice President
847.588.5671
ross.lehrman@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

±19,209 SF
**INDUSTRIAL
BUILDING
FOR LEASE**

High-Image
Freestanding
Facility

Great
Loading
Access

Immediate
Access to
I-355 and
North Ave.

*Institutionally Owned and
Professionally Managed by:*



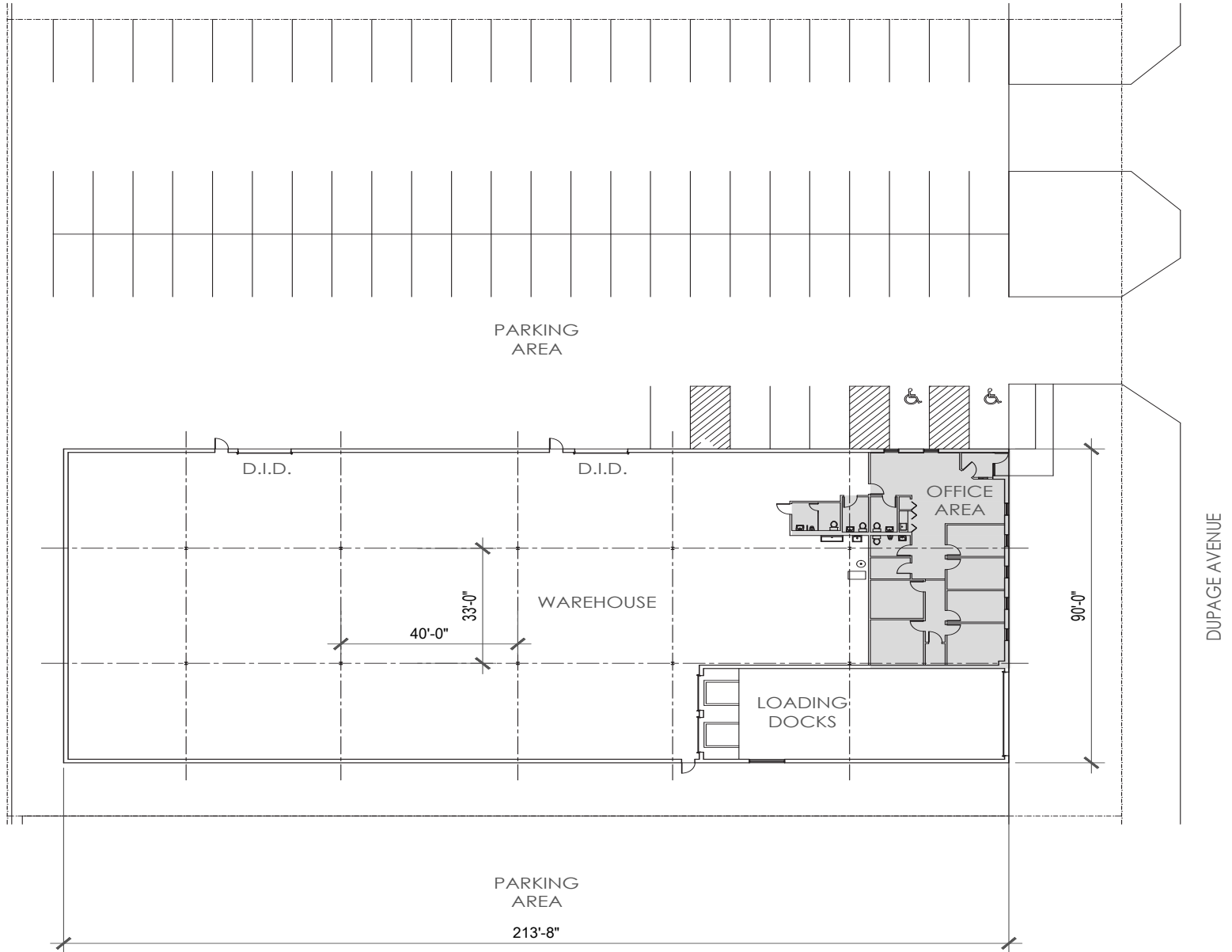

TRANSWESTERN
REAL ESTATE
SERVICES

930 N. DUPAGE AVENUE

Lombard, IL 60148

[Property Website](#)

SITE PLAN



Ross Lehrman
Vice President
847.588.5671
ross.lehrman@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

±19,209 SF
**INDUSTRIAL
BUILDING
FOR LEASE**

High-Image
Freestanding
Facility

Great
Loading
Access

Immediate
Access to
I-355 and
North Ave.

*Institutionally Owned and
Professionally Managed by:*




TRANSWESTERN
REAL ESTATE
SERVICES

930 N. DUPAGE AVENUE

Lombard, IL 60148
[Property Website](#)

PROPERTY PHOTOS



Ross Lehrman
Vice President
847.588.5671
ross.lehrman@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.