

**INDUSTRIAL
BUILDING FOR
SUBLEASE**

±37,301 SF

High-Image
Business
Park

Immediate
Access to
I-355 and
North Ave.



TRANSWESTERN

REAL ESTATE
SERVICES

901 N. DUPAGE AVENUE

Lombard, IL 60148

[Property Website](#)

**UNDER MARKET
SUBLEASE!**

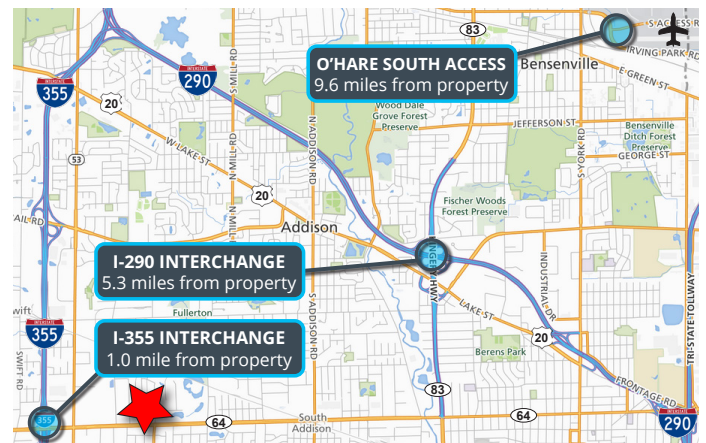


Specifications

- Building Size: ±37,301 SF
- Land Area: ±1.57 AC
- Office Size: ±3,906 SF
- Ceiling Height: ±18'8"
- Loading: 3 Int Docks / 1 DID
- Power: 800A 277/480V 3PH 4W
800A 120/208V 3PH 4W
- Parking: ±40 Cars
- Year Built: 1972
- Construction: Masonry/Metal
- **Sublease Rate: Subject to Offer**

Highlights

- Sublease term through August 31, 2029
- Spectacular office space
- High-image business park
- Well-maintained building
- Abundant parking
- Immediate access to I-355 and North Avenue
- Low DuPage County taxes
- Professionally owned and managed



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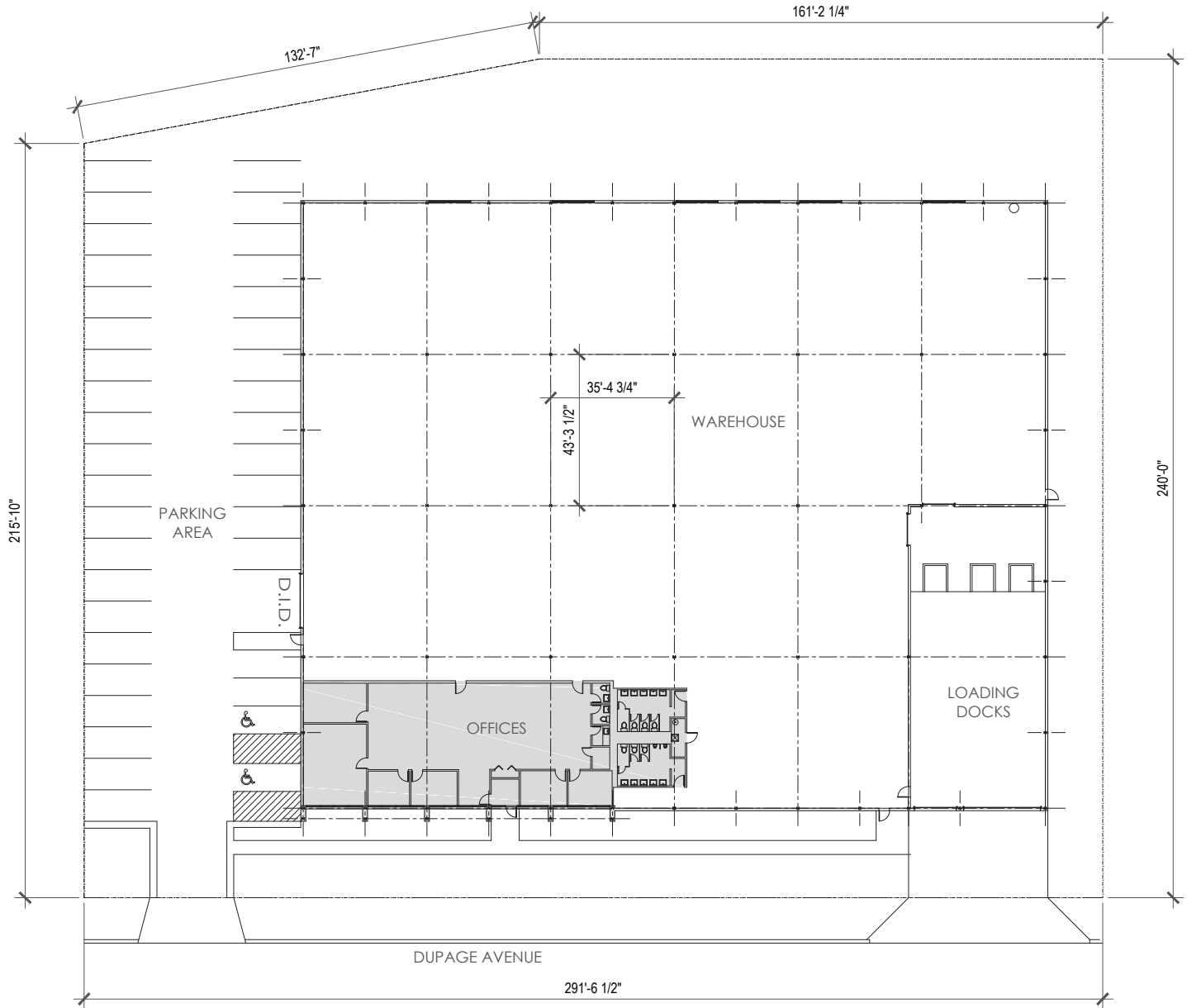
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SITE PLAN



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