

±5,661 SF  
**INDUSTRIAL  
SPACE  
FOR LEASE**

High-image  
Business  
Park

Immediate  
Access to I-355  
and North Ave

Professionally  
Owned and  
Managed by:



**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 1040 N. DUPAGE AVENUE

Lombard, IL 60148

[Property Website](#)

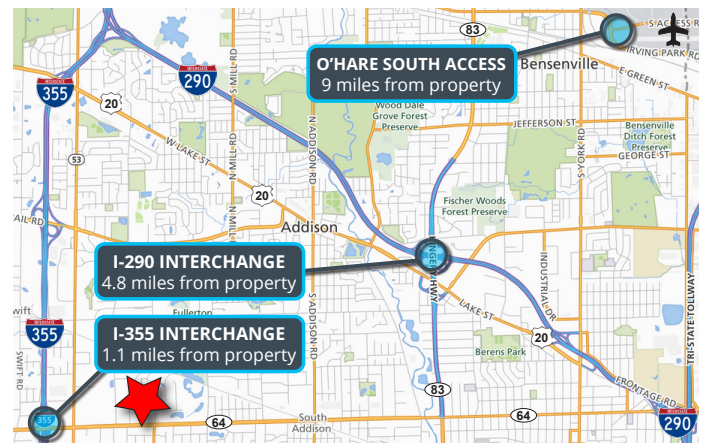


## Specifications

- Building Size: ±19,246 SF
- Available Size: ±5,661 SF
- Ceiling Height: ±14' Clear
- Loading: 1 Ext Dock / 1 DID
- Power: 200-400A 3PH
- Parking: ±10 Cars
- Year Built: 1987
- Construction: Masonry
- RE Taxes: \$2.03 PSF (2023)
- **Lease Rate: Subject to Offer**

## Highlights

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



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## BUILDING PLAN



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