

**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

# 952 N. DUPAGE AVENUE

Lombard, IL 60148

[Property Website](#)

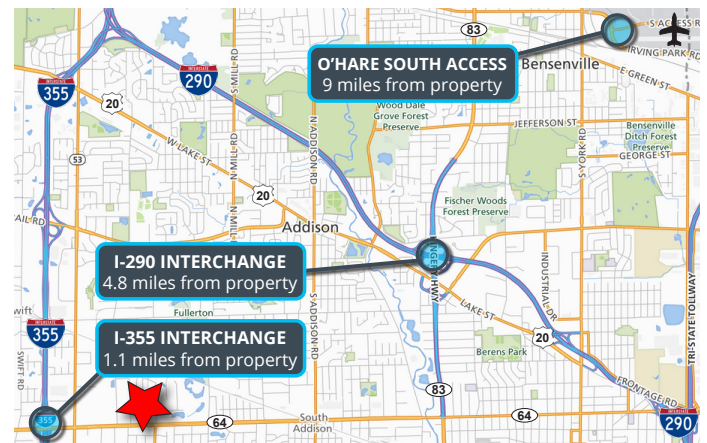


## Specifications

- Building Size: ±17,871 SF
- Available Size: ±2,547 SF
- Office Size: ±812 SF
- Ceiling Height: ±14' Clear
- Loading: 1 Drive-in Door
- Power: 400A 3PH
- Year Built: 1988
- Construction: Masonry
- RE Taxes: \$1.81 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



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

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

**Justin Lerner, SIOR**  
Executive Vice President  
847.588.5665  
justin.lerner@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.

**INDUSTRIAL  
SPACE  
FOR LEASE**

**±2,547 SF**

High-Image  
Business  
Park

Immediate  
Access to  
I-355 and  
North Ave.

Professionally Owned  
and Managed by:

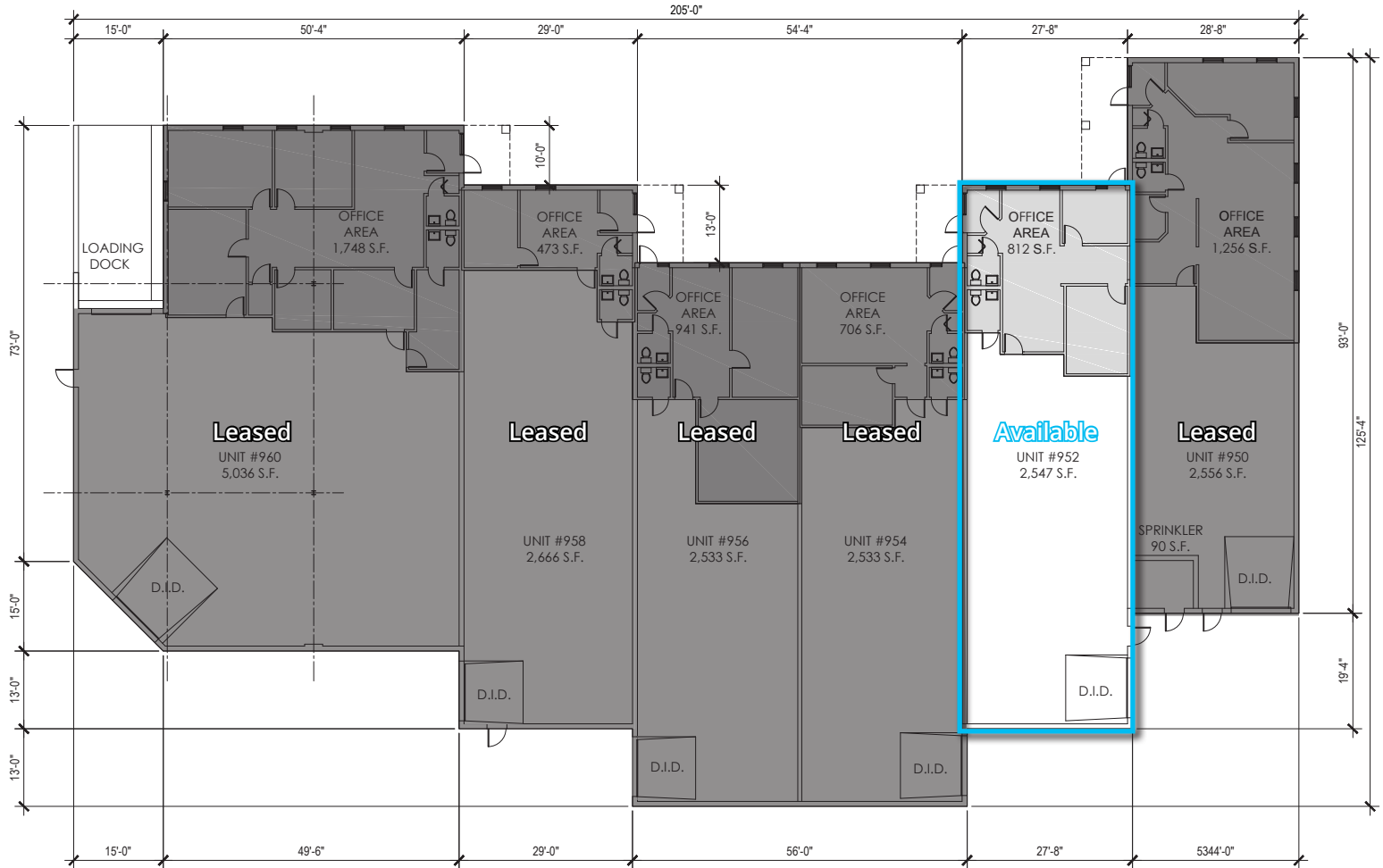


**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 952 N. DUPAGE AVENUE

Lombard, IL 60148  
[Property Website](#)

## BUILDING 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

**Justin Lerner, SIOR**  
Executive Vice President  
847.588.5665  
justin.lerner@transwestern.com