±47,175 SF INDUSTRIAL BUILDING FOR LEASE

Divisible to ±17,550 SF & ±29,625 SF

Potential for Outside Storage or Truck Parking

Under New Professional Ownership:

MATTERHORN VENTURE PARTNERS

TRANSWESTERN REAL ESTATE SERVICES

1000 N. MAIN STREET

Lombard, IL 60148

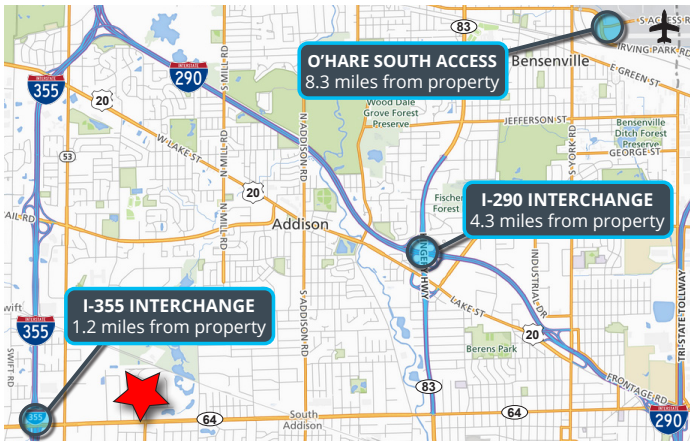
Property Website

SPECIFICATIONS

- Building Size: ±47,175 SF
- Land Area: ±2.42 AC
- Office Size: ±4,151 SF
- Ceiling Height: 19'
- Loading: 3 Int / 5 Ext / 1 DID
- Power: 400-800A 480V
- Parking: ±38 Cars
- Sprinklers: Wet
- Year Built: 1987
- Construction: Masonry, Racked Precast and Steel
- CAM: $1.40 PSF (2026 Est)
- RET: $1.50 PSF (2026 Est)
- **Lease Rate: Subject to Offer**

HIGHLIGHTS

- ***Under new ownership!***
- Entire building for lease or available as two separate ±17,550 SF and ±29,625 SF units, each with loading, office and bathrooms
- ±3,202 SF storage mezzanine (not included in building size)
- Move-in ready units
- Potential for outside storage or truck parking
- Immediate access to I-355 via North Avenue (Route 64)



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

Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@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 © 2026 Transwestern.

±47,175 SF INDUSTRIAL BUILDING FOR LEASE

Divisible to ±17,550 SF & ±29,625 SF

Potential for Outside Storage or Truck Parking

Under New Professional Ownership:

MATTERHORN VENTURE PARTNERS

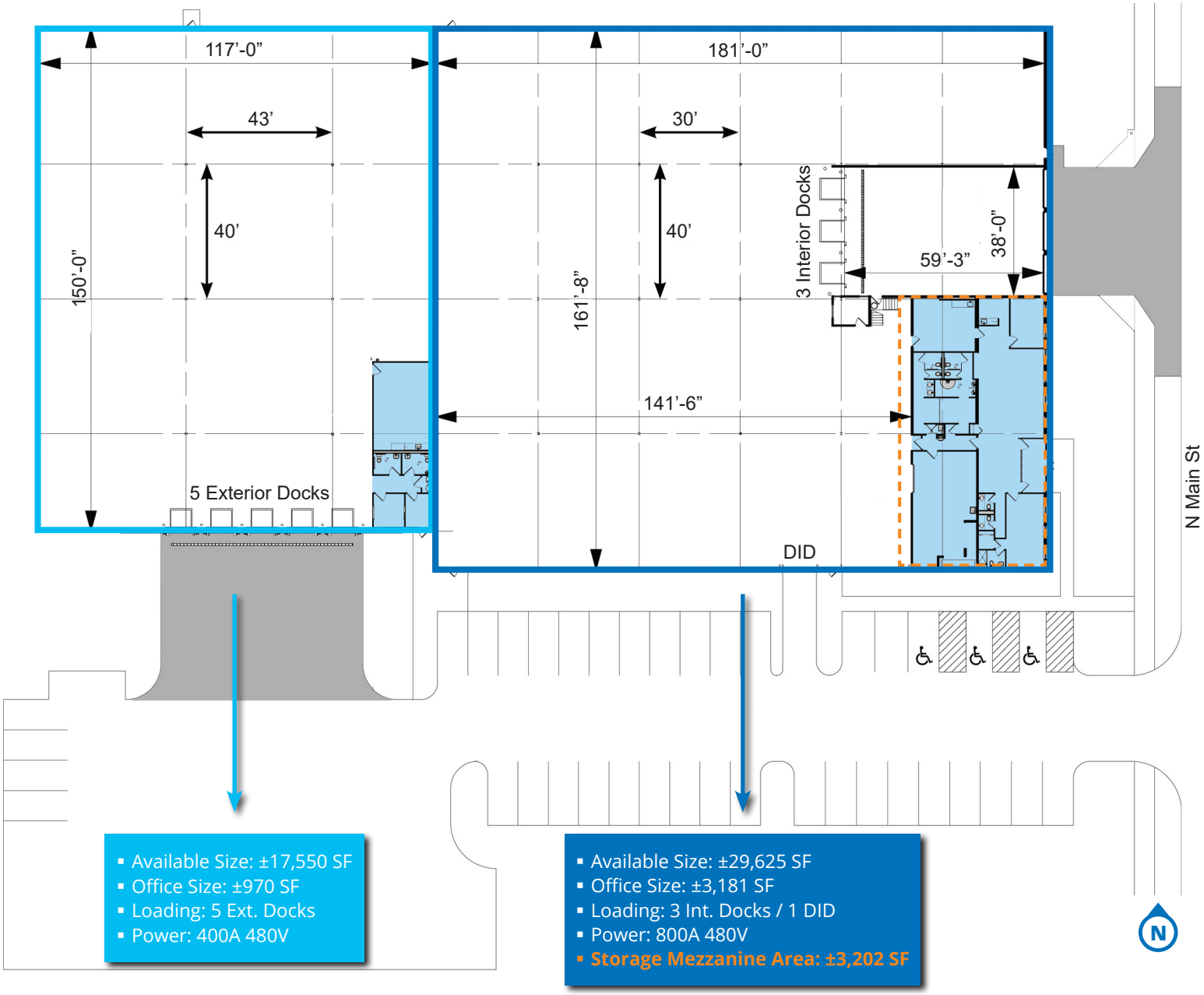
TRANSWESTERN REAL ESTATE SERVICES

1000 N. MAIN STREET

Lombard, IL 60148

Property Website

BUILDING LAYOUT



- Available Size: ±17,550 SF
- Office Size: ±970 SF
- Loading: 5 Ext. Docks
- Power: 400A 480V

- Available Size: ±29,625 SF
- Office Size: ±3,181 SF
- Loading: 3 Int. Docks / 1 DID
- Power: 800A 480V
- **Storage Mezzanine Area: ±3,202 SF**

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

Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@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 © 2026 Transwestern.

±47,175 SF INDUSTRIAL BUILDING FOR LEASE

Divisible to ±17,550 SF & ±29,625 SF

Potential for Outside Storage or Truck Parking

Under New Professional Ownership:

MATTERHORN VENTURE PARTNERS

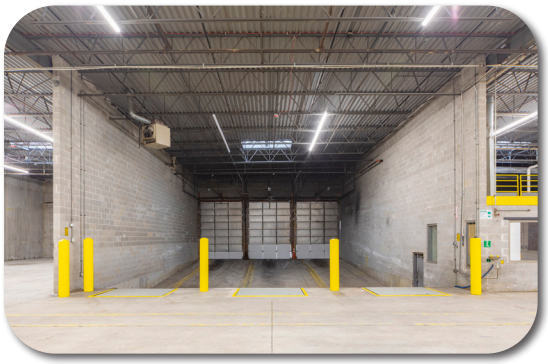
TRANSWESTERN REAL ESTATE SERVICES

1000 N. MAIN STREET

Lombard, IL 60148

Property Website

PROPERTY PHOTOS



CLICK HERE TO VIEW ALL PHOTOS

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

Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@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 © 2026 Transwestern.

±47,175 SF INDUSTRIAL BUILDING FOR LEASE	Divisible to ±17,550 SF & ±29,625 SF	Potential for Outside Storage or Truck Parking	Under New Professional Ownership:	MATTERHORN VENTURE PARTNERS	TRANSWESTERN REAL ESTATE SERVICES

1000 N. MAIN STREET

Lombard, IL 60148

Property Website

PROPERTY AERIAL

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

Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@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 © 2026 Transwestern.