

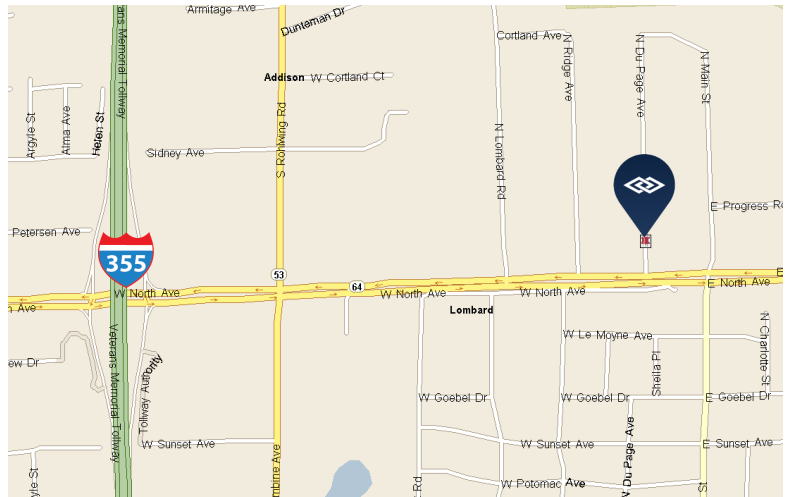
TWO UNITS AVAILABLE FOR LEASE

850 N. DUPAGE AVENUE, LOMBARD, ILLINOIS



BUILDING SPECIFICATIONS

BUILDING SIZE:	±19,498 SF
AVAILABLE SPACE:	±3,800 SF (Unit 2) ±3,800 SF (Unit 3) ±7,600 SF (Unit 2-3)
OFFICE:	± 500 SF (Unit 2) ± 700 SF (Unit 3) ±1,200 SF (Unit 2-3)
CEILING HEIGHT:	14' clear
LOADING:	1 drive-in door (per unit) 1 shared dock
POWER:	200 amps
ZONING:	Light Industrial
SPRINKLER:	Wet
REAL ESTATE TAXES:	\$1.25 psf (2018 paid 2019)
GROSS LEASE RATE:	\$8.75 gross psf



FEATURES

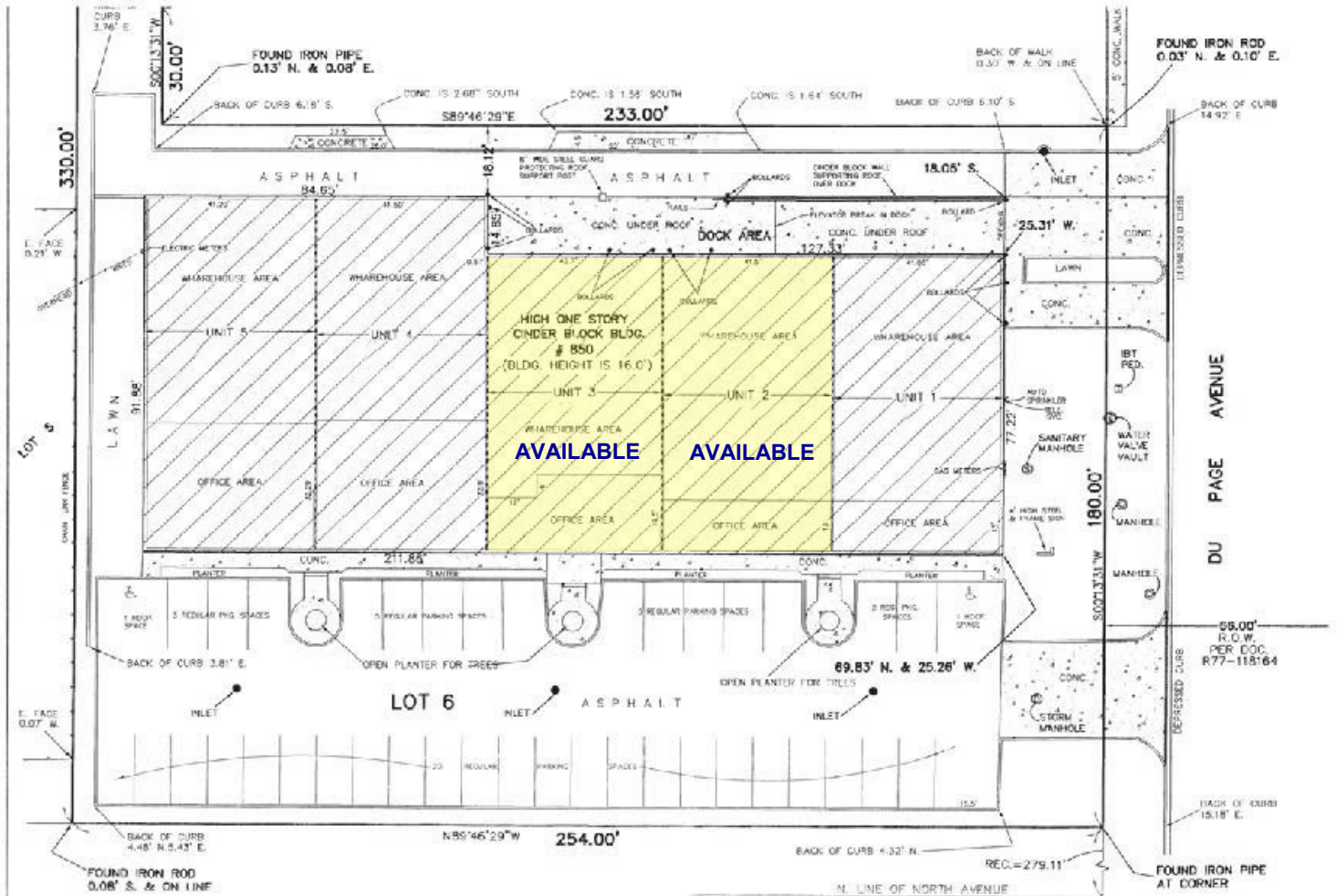
- Professional image building located just off North Avenue and I-355.
- DuPage County real estate taxes.
- LED lighting in warehouse
- Security cameras and RFID access in place.

**FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:**

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