



±2,533 SF INDUSTRIAL SPACE AVAILABLE

# FOR LEASE

974 N. DUPAGE AVENUE | LOMBARD, IL 60148

- High-image business park
- Hard-to-find smaller unit with abundant parking
- Well-maintained
- Immediate access to I-355 & North Avenue
- Low DuPage County taxes

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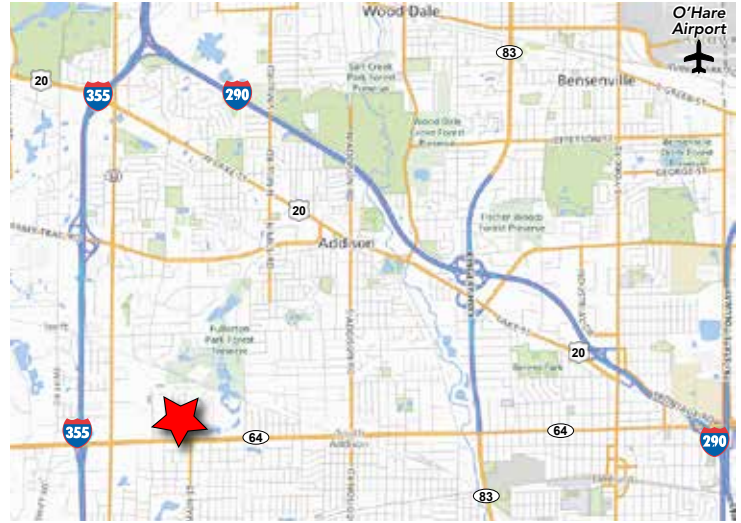
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Professionally managed by:

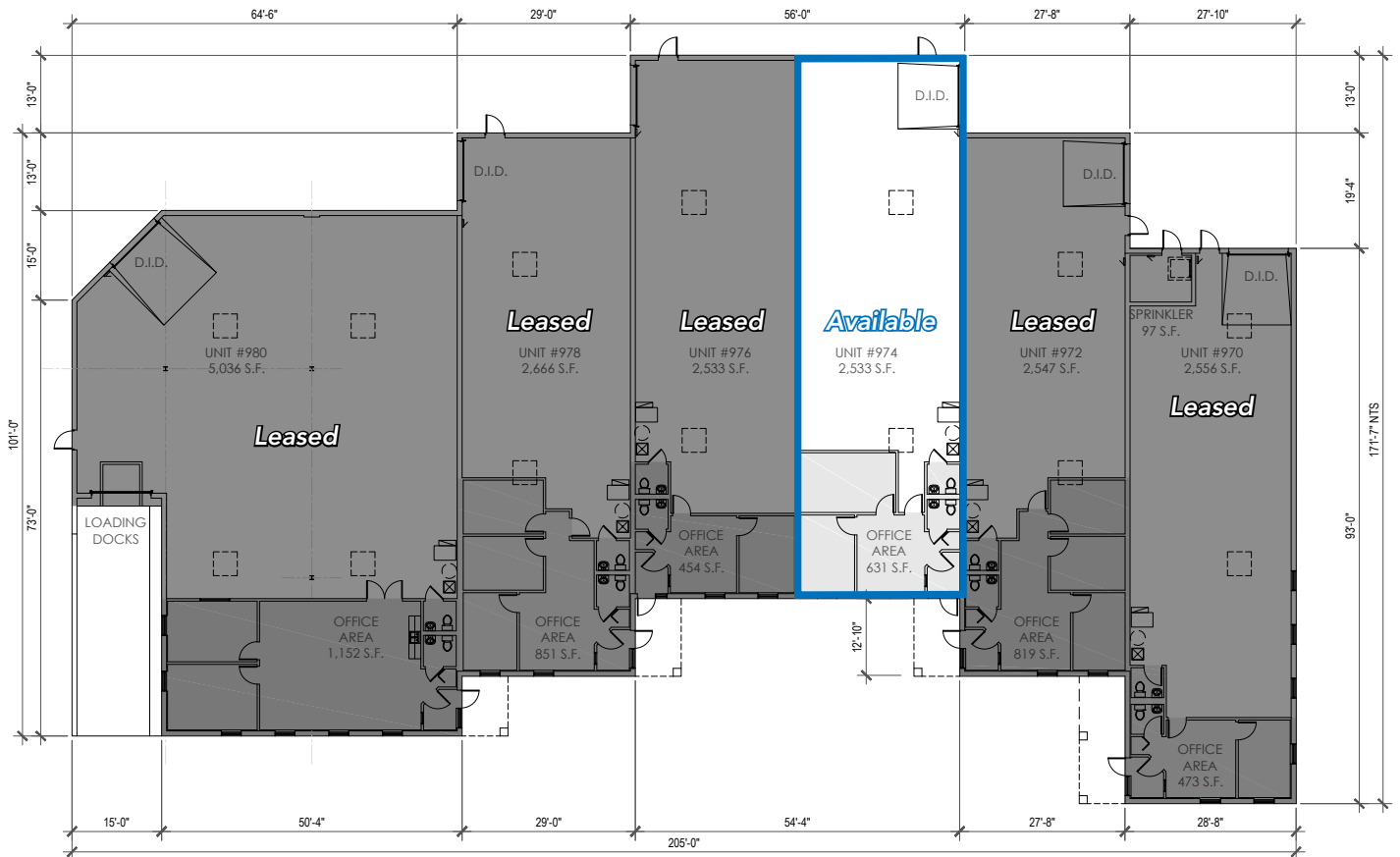


## BUILDING SPECS

- Building Size: ±17,871 SF
- Available Size: ±2,533 SF
- Office Area: ±631 SF
- Ceiling Height: ±14' Clear
- Loading: 1 Drive-in Door
- Construction: Masonry
- Year Built: 1988
- Power: 400 Amps, 3-Phase
- Heating: Gas
- Real Estate Taxes: \$1.77 PSF (2017)
- Lease Rate: \$1,955/Month



## BUILDING PLAN



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