



**CUSHMAN &
WAKEFIELD**

FOR SUBLEASE OR SALE

10 W. North Avenue

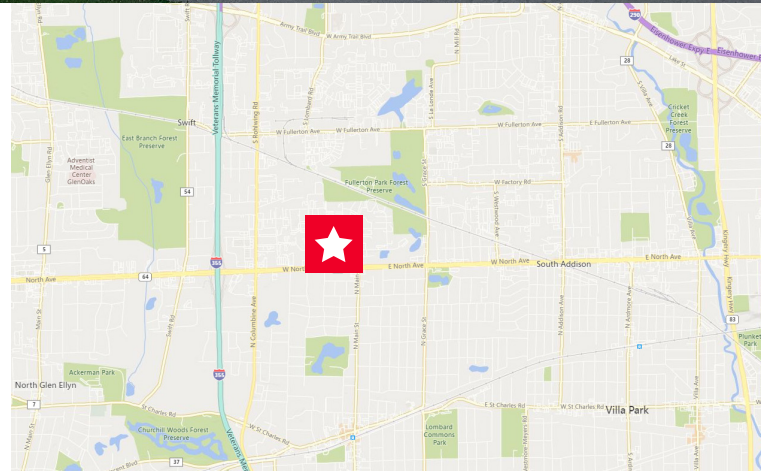
Lombard, Illinois



118,680 SF Available For Sublease or Sale
Sublease Rate: \$4.95 PSF Net
Sale Price: Subject to Offer

Property Highlights

- Office Area:** 17,201 SF (10,381 SF on First Floor)
- Site Size:** 5.28 Acres
- Built:** 1971
- Ceiling Height:** 18'
- Loading:** 6 Interior Docks
1 Drive-In-Door
- Car Parking:** 145 Stalls (Expandable to 250)
- Power:** 4,000 Amps, 480 Volts
- Roof:** New - 2020
- Cranes:** 5 (1-2 Ton Capacity)
- Comments:**
 - Sublease through June 30, 2035
 - Immediate Access off of I-355 & North Avenue
 - Heavy Manufacturing Amenities
 - Air Lines, Water and Power Distributed (Bus Ducts)
 - Low DuPage County Taxes



Michael Magliano
 Managing Director
 847.518.3259
 michael.magliano@cushwake.com

Doug Pilcher
 Senior Director
 847.518.3285
 doug.pilcher@cushwake.com

Michael Manna
 Associate
 847.518.3202
 michael.manna@cushwake.com

9500 W. Bryn Mawr, Suite 600
 Rosemont, Illinois 60018
 main 847.518.9100
 fax 847.518.9116
cushmanwakefield.com

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



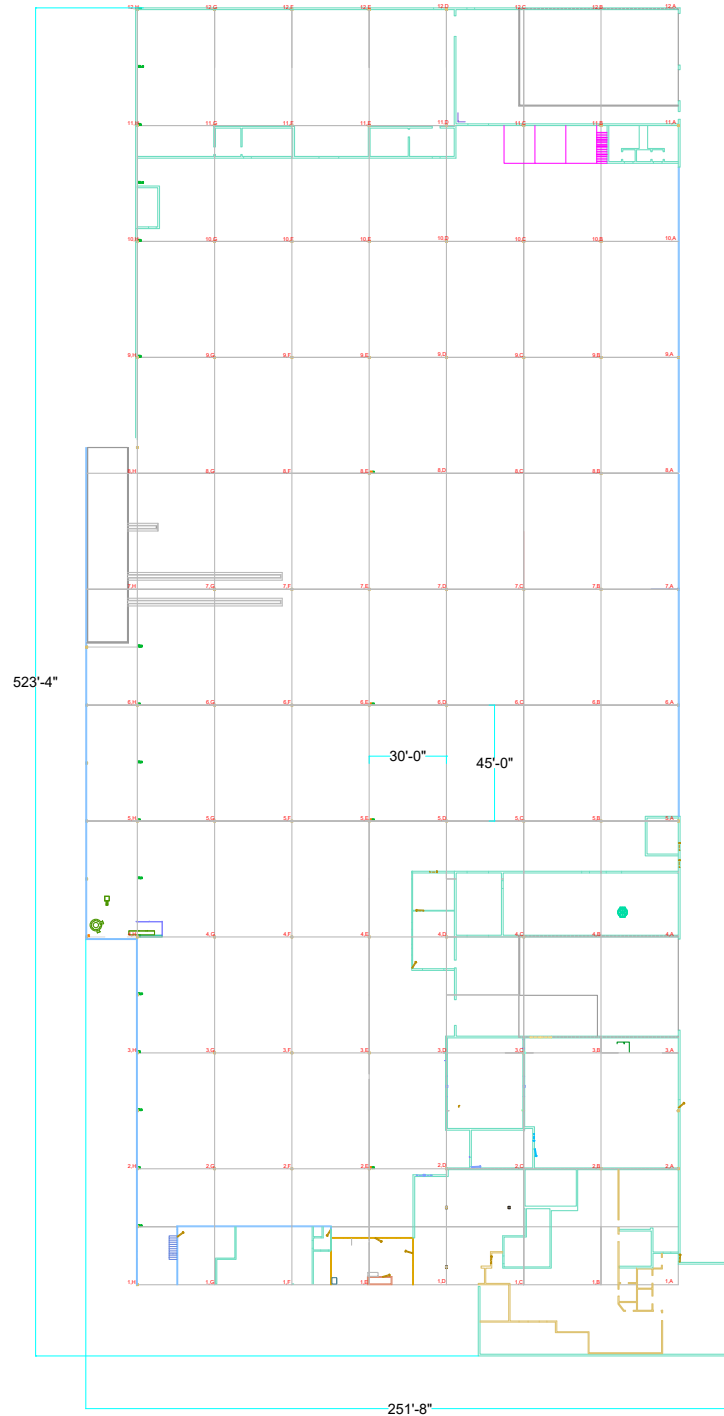
**CUSHMAN &
WAKEFIELD**

FOR SUBLEASE OR SALE

10 W. North Avenue

Lombard, Illinois

Site Plan



Michael Magliano
Managing Director
847 518 3259
michael.magliano@cushwake.com

Doug Pilcher
Senior Director
847 518 3285
doug.pilcher@cushwake.com

Michael Manna
Associate
847 518 3202
michael.manna@cushwake.com

9500 W. Bryn Mawr, Suite 600
Rosemont, Illinois 60018
main 847 518 9100
fax 847 518 9116
cushmanwakefield.com



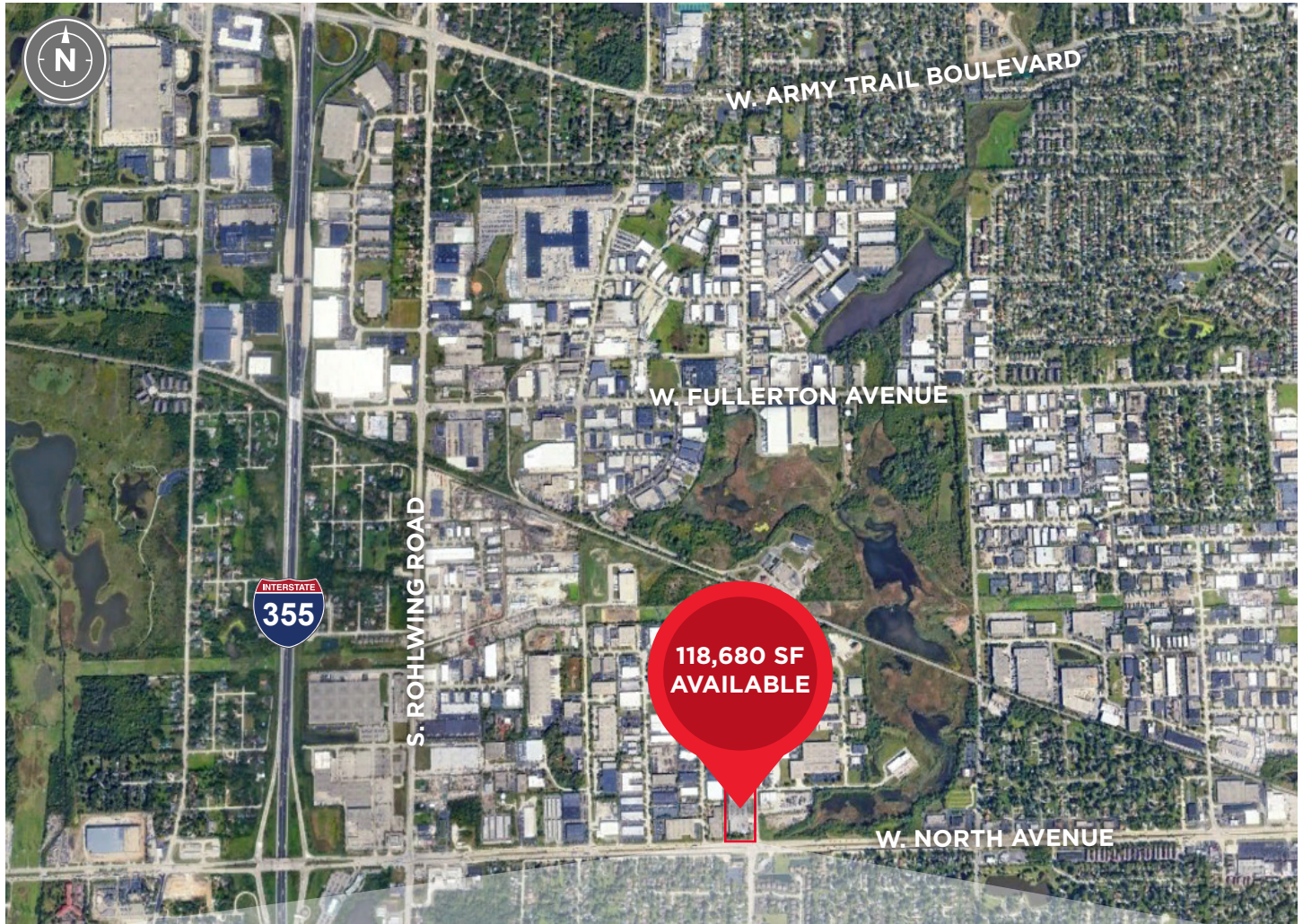
**CUSHMAN &
WAKEFIELD**

FOR SUBLEASE OR SALE

10 W. North Avenue

Lombard, Illinois

Aerial Map



Michael Magliano
Managing Director
847 518 3259
michael.magliano@cushwake.com

Doug Pilcher
Senior Director
847 518 3285
doug.pilcher@cushwake.com

Michael Manna
Associate
847 518 3202
michael.manna@cushwake.com

9500 W. Bryn Mawr, Suite 600
Rosemont, Illinois 60018
main 847 518 9100
fax 847 518 9116
cushmanwakefield.com