

# 1100-1110 N MAIN STREET

LOMBARD, IL 60148

## HIGH IMAGE FLEX SPACE FOR LEASE



### OFFERING SUMMARY

<b>Available RSF:</b>	4,800 - 5,000 RSF
<b>Office Size:</b>	1,370 - 3,800 RSF
<b>Clear Height:</b>	16 Ft. Clear Ceiling Warehouse Height
<b>Loading:</b>	1 Depressed Dock 1 Drive-In Door
<b>Power:</b>	400 Amp, 120/240 Volts, 3 Phase
<b>Fire Protection:</b>	Fully Sprinklered
<b>Parking Ratio:</b>	2.0/1,000 SF Ratio
<b>Access:</b>	24-Hour Access
<b>Lease Rate:</b>	\$10.50 PSF (NNN)

### PROPERTY HIGHLIGHTS

- Upgraded Interior Building Finishes
- Drive-in Door: 12'x 14'
- Conveniently located just off North Ave, less than 5 minutes I-355

PROFESSIONALLY OWNED AND MANAGED BY



JBSCRE.COM | 650 E DEVON AVE, SUITE 105, ITASCA, IL 60143 | 312.462.1020

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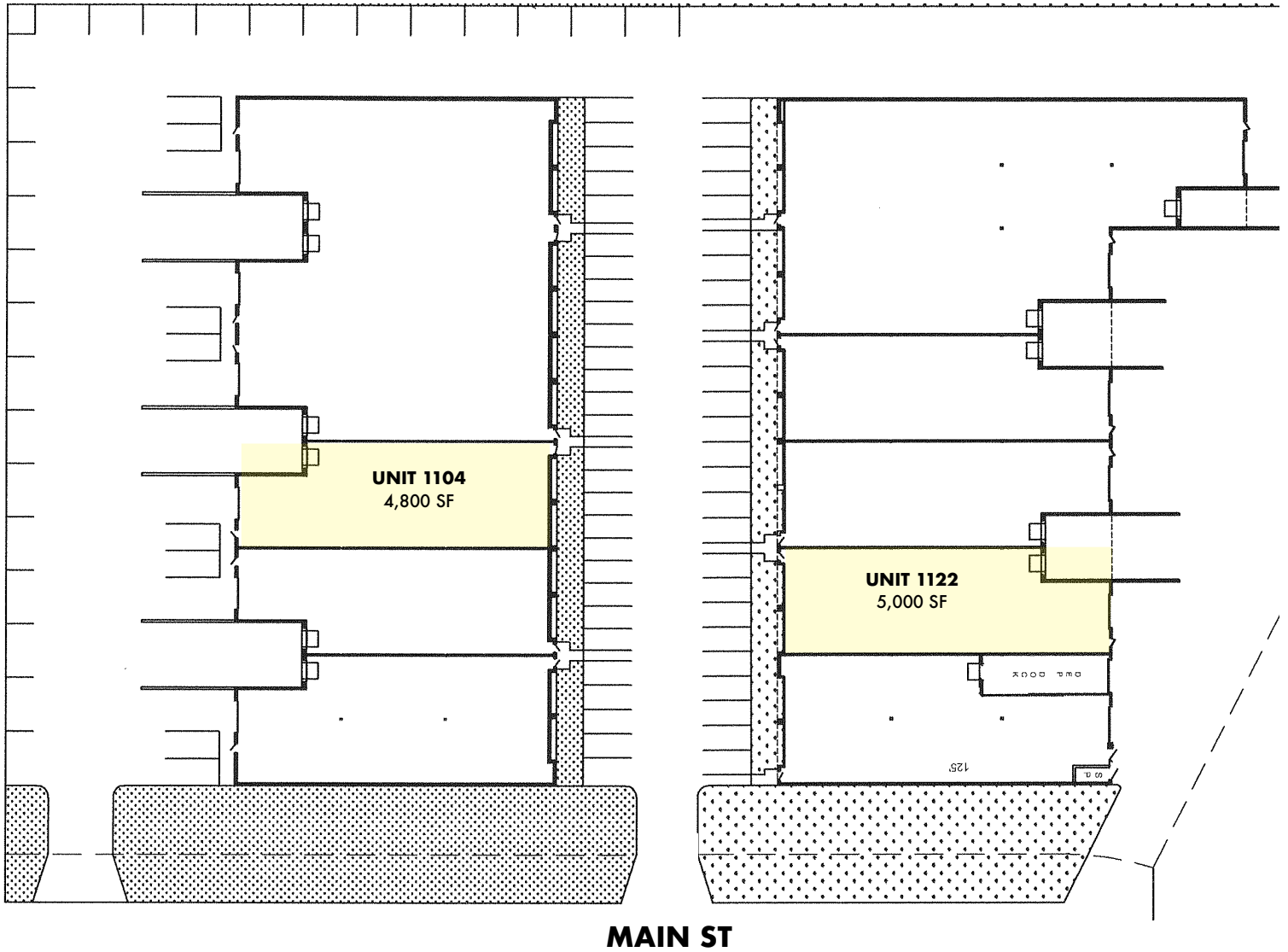
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## SITE PLAN



SPACE	LEASE RATE	SIZE (SF)	OFFICE (SF)	LOADING	AVAILABILITY
1104	\$10.50 PSF (NNN)	4,800 SF	3,800 SF (79%)	Dock & Drive-in Door	90 Days
1122	\$10.50 PSF (NNN)	5,000 SF	1,370 SF (27%)	Dock & Drive-in Door	90 Days

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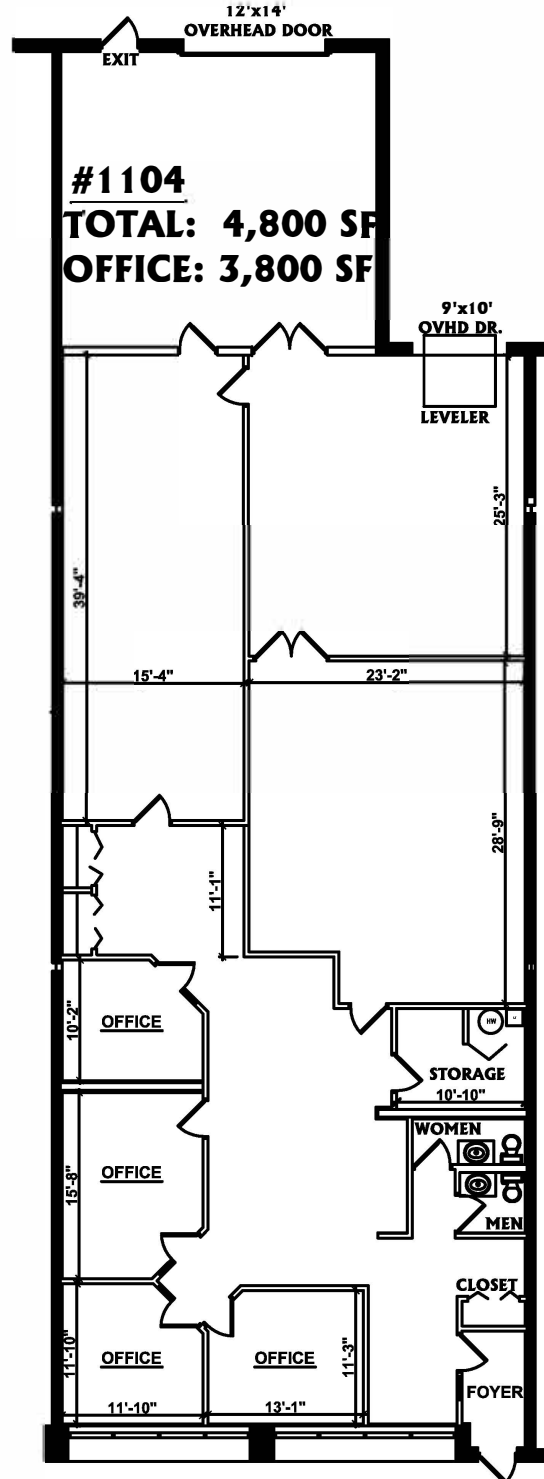
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**4,800 SF (3,800 SF OFFICE)**



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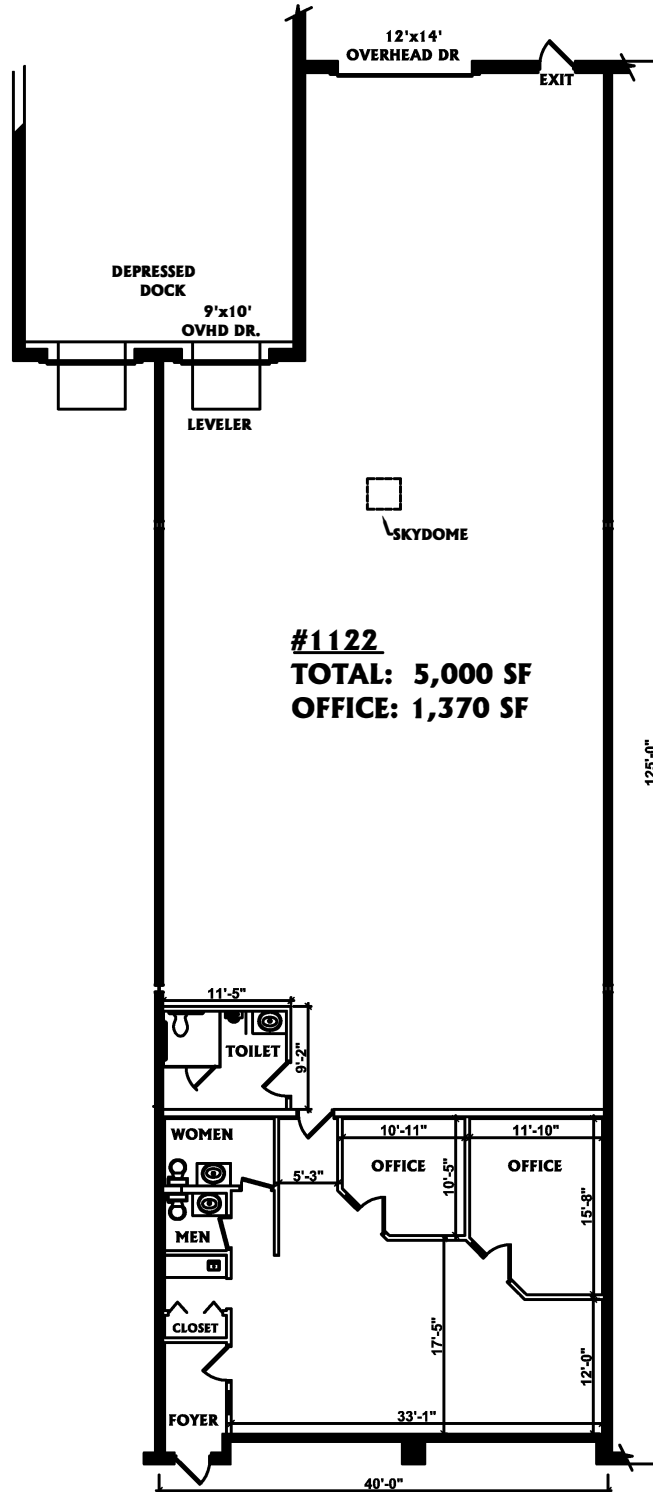
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**5,000 SF (1,370 SF OFFICE)**



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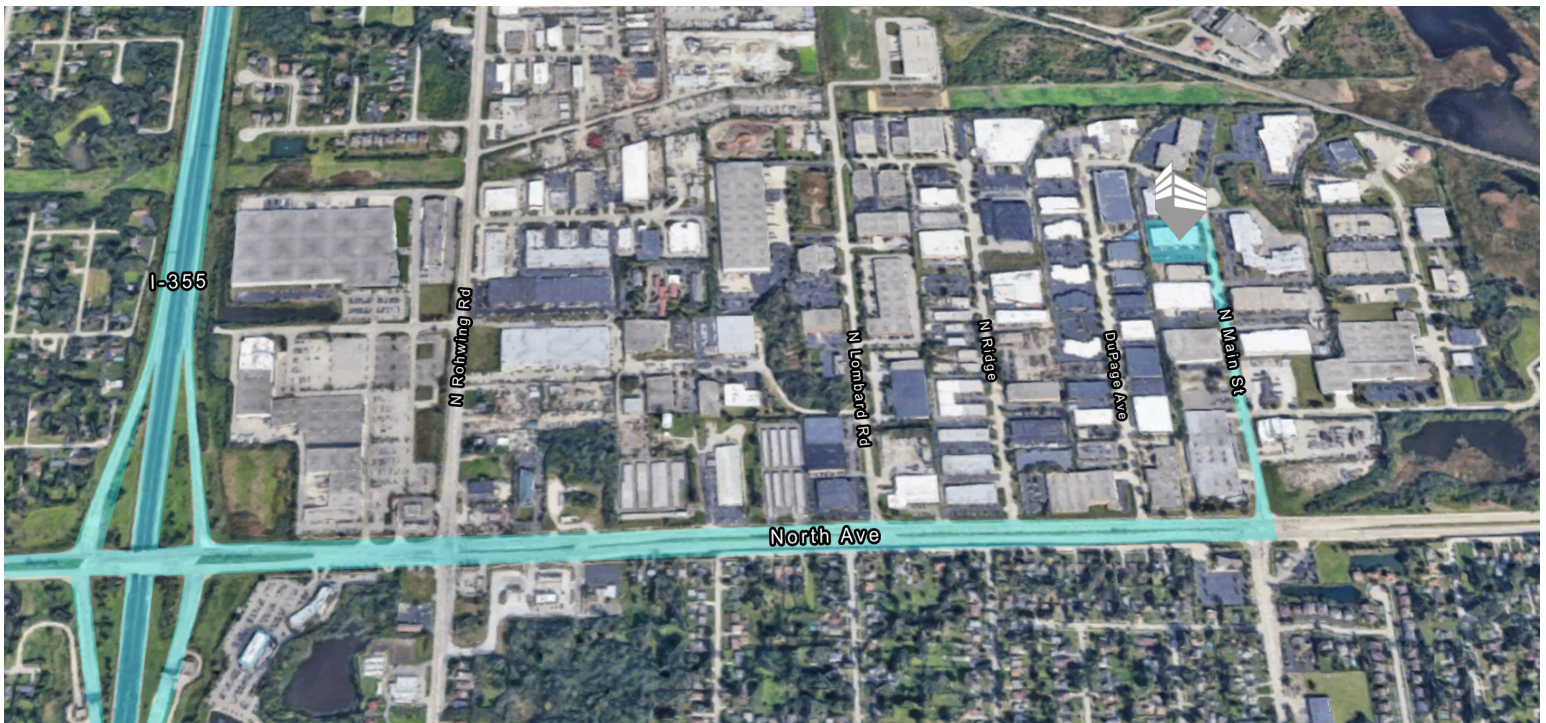
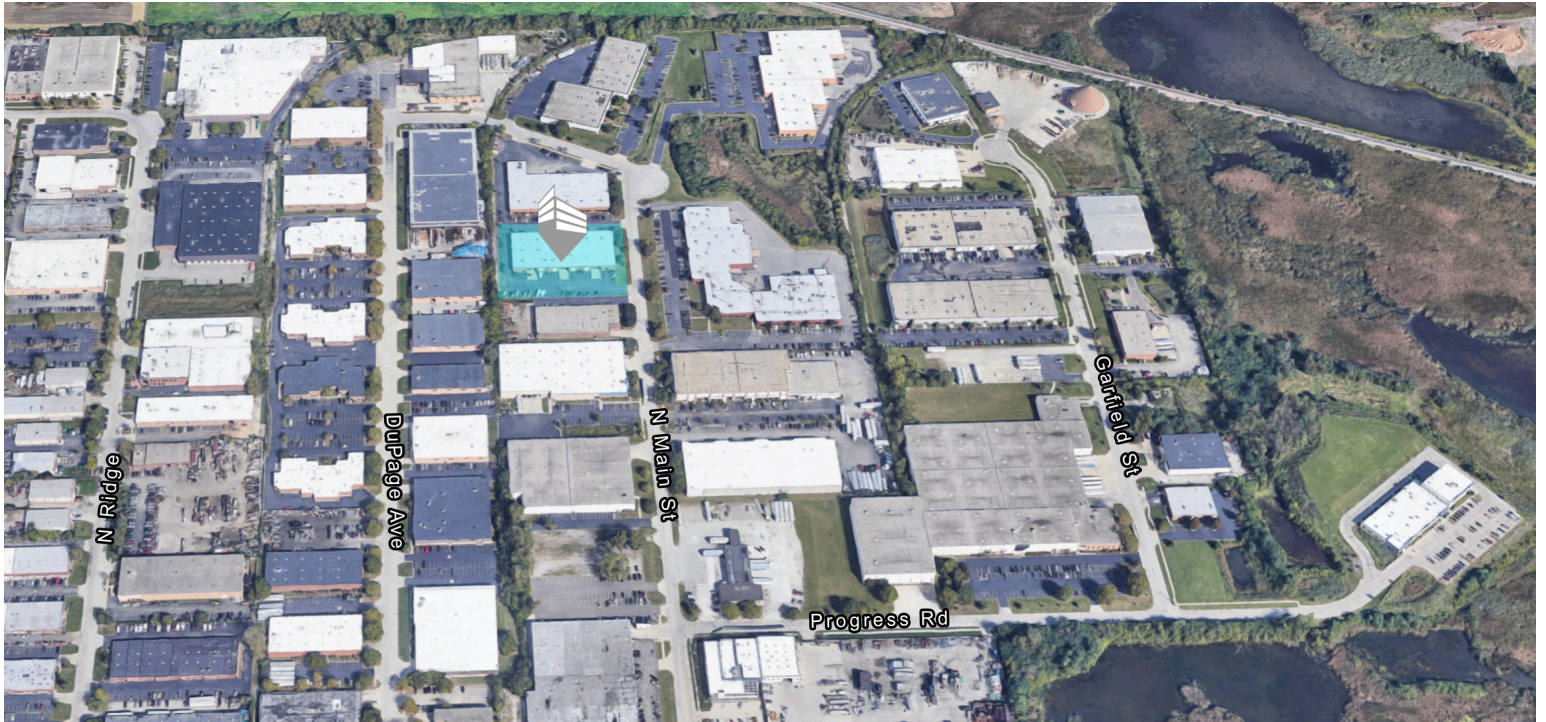
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## LOCATION MAPS



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