

1140 - 1152 N MAIN STREET

LOMBARD, IL 60148

HIGH IMAGE INDUSTRIAL SPACE FOR LEASE



OFFERING SUMMARY

Available RSF:	7,920 RSF
Clear Height:	20 Ft. Clear Ceiling Warehouse Height
Loading:	1 Depressed Dock 1 Drive-In Door
Power:	400 Amp, 120/240 Volts, 3 Phase
Fire Protection:	Fully Sprinklered
Parking Ratio:	2.0/1,000 SF Ratio
Access:	24-Hour Access
Lease Rate:	\$10.95 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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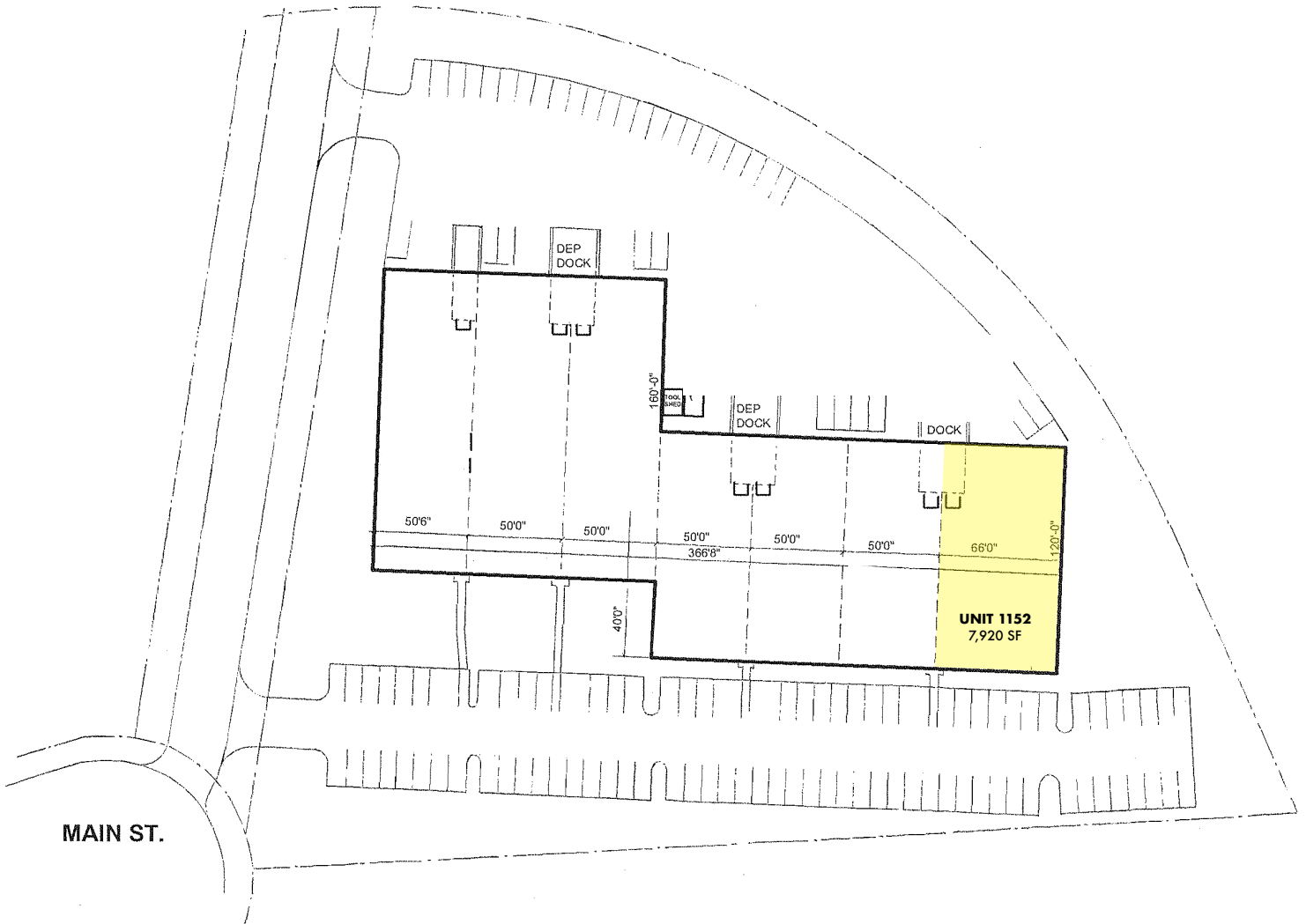
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SITE PLAN



SPACE	LEASE RATE	SIZE (SF)	OFFICE SIZE (SF)	LOADING	AVAILABILITY
1152	\$10.95 PSF (NNN)	7,920 SF	2,055 SF (26%)	1 Depressed Dock, 1 DID	Available 06.1.2025

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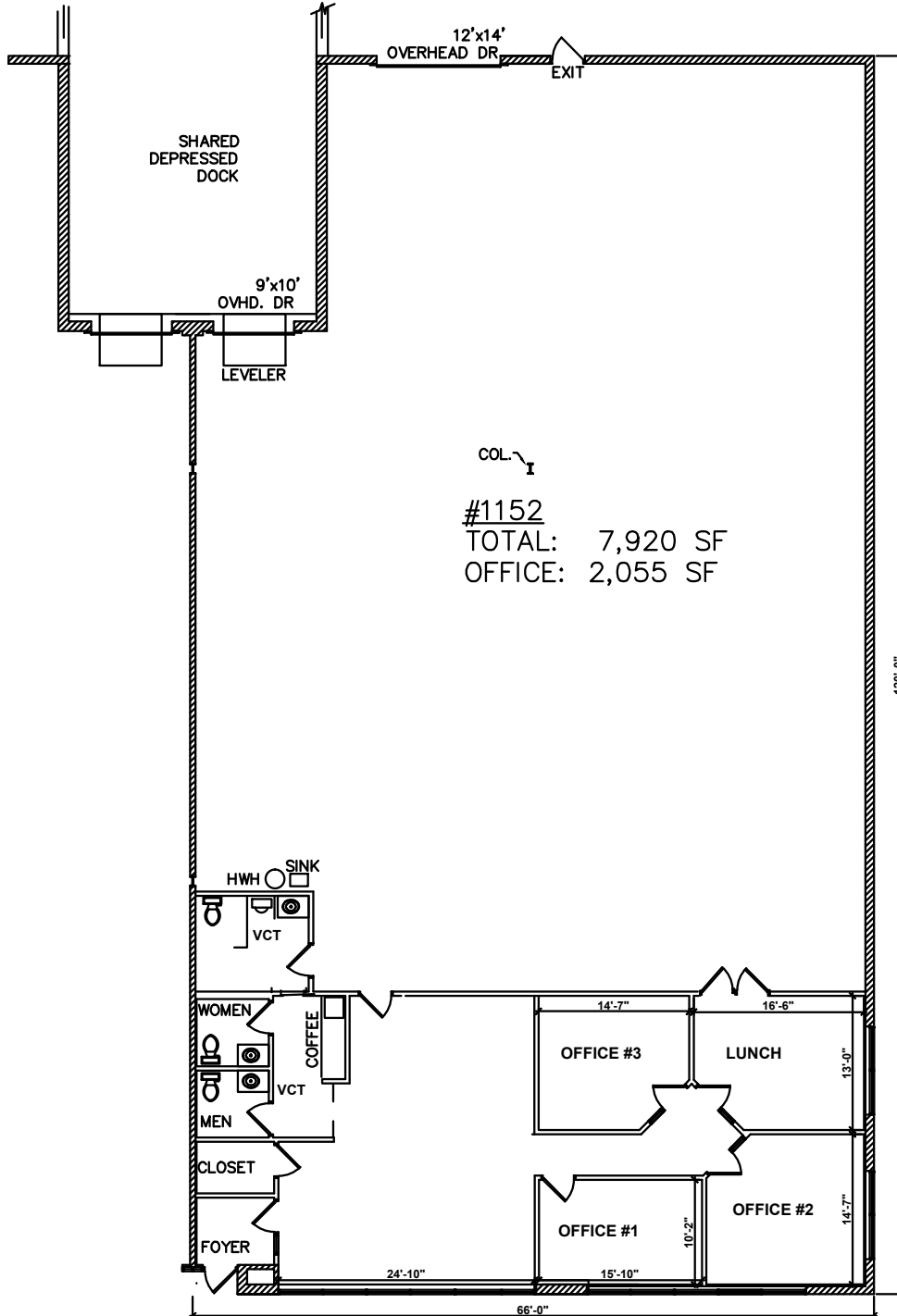


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FLOOR PLANS



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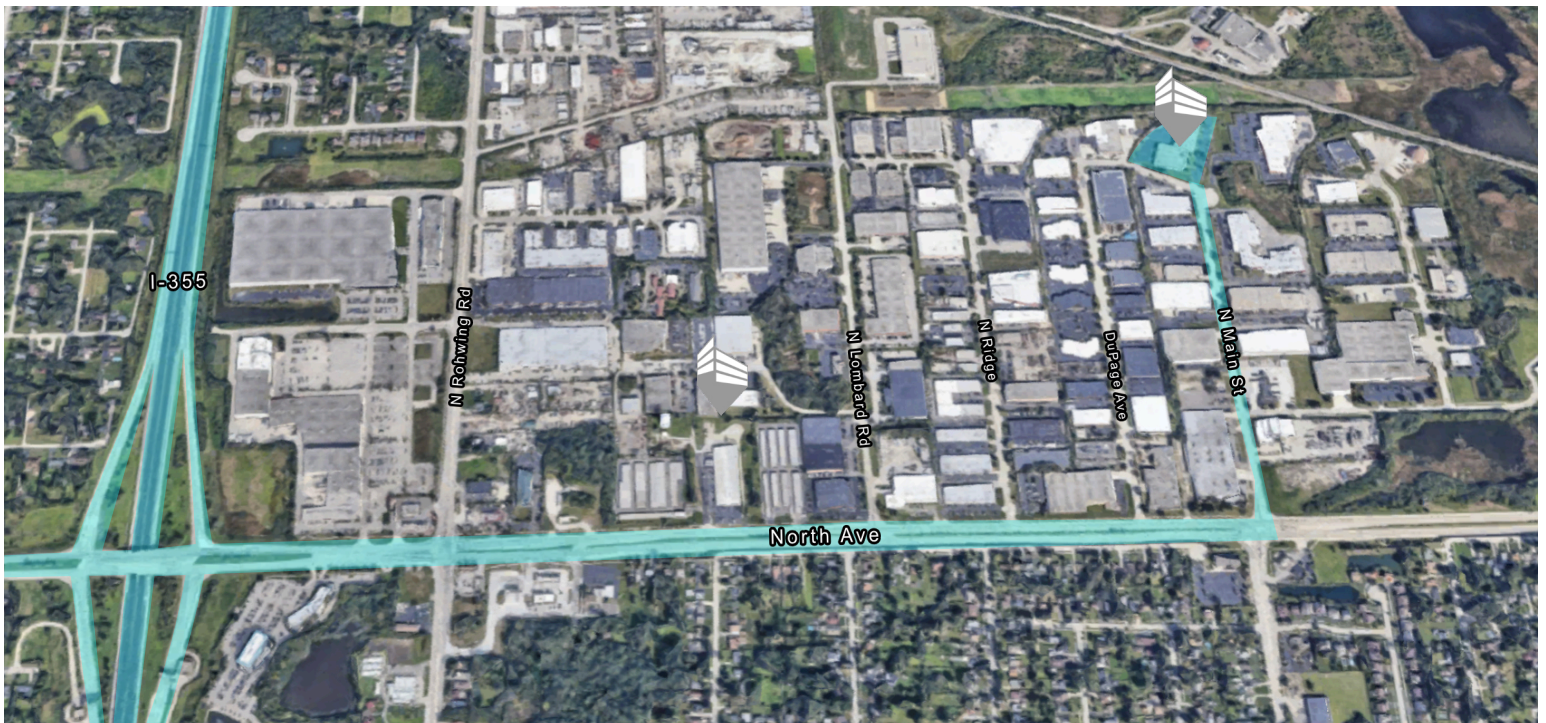


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LOCATION MAPS



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