



Village of Lombard

Available Properties - North Avenue Area

998 N Lombard Rd

Building Type Industrial
Building Status Built 1995
Zoning I
Land Area .93
Stories 2.00
Building SF 10,000
SF Available 2,500
Contiguous SF 2,500
Smallest SF 2,500
Rent/SF/Yr \$12/mg
Expenses
Parking
For Sale Yes
Contact Jay Farnam, Lee & Assoc., 773-355-3029

Property Type Industrial
Building Notes:
 2 stories with elevator

Site Image



Location Map



Demographics

| North Area | | | |
|------------|------------|------------|------------------|
| | 2016 | 2021 | Median |
| | Population | Population | Household Income |
| 1-mile | 7,317 | 7,282 | \$ 80,125 |
| 3-mile | 107,880 | 109,142 | \$ 68,531 |
| 5-mile | 340,709 | 308,551 | \$ 70,753 |

Source: The Nielsen Co. Data are estimates.



Village of Lombard

Available Properties - North Avenue Area

260 Cortland Avenue

Building Type Class C Warehouse

Building Status Built 1988

Zoning I

Land Area 1.48 acres

Stories 1.00

Building SF 26,000

SF Available 1,200

Contiguous SF 1,200

Smallest SF 1,200

Rent/SF/Yr \$12.2/fs

Expenses

Parking

For Sale No

Contact Kingbrook, Inc. Kari Mueller 630-916-4700 x234

Property Type Industrial

Building Notes:

Great DuPage County location near I-355 & North Avenue

A/C

Corner Lot

200a 3p

16 foot ceilings

1 loading dock

Sprinklers

2 exterior loading docks

Site Image

No image available

Location Map



Demographics

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| 1-mile | 7,317 | 7,282 | \$ 80,125 |
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| 5-mile | 340,709 | 308,551 | \$ 70,753 |

Source: The Nielsen Co. Data are estimates.



Village of Lombard

Available Properties - North Avenue Area

1141-1157 N Main Street

Building Type Industrial
Building Status Built 1990
Zoning I
Land Area 5.90 acres
Stories 1.00
Building SF 65,000
SF Available 8,000
Contiguous SF 8,000
Smallest SF 8,000
Rent/SF/Yr \$7.25/nnn

Property Type Industrial

Building Notes:

16' ceiling
 8 drive in doors
 8 exterior docks
 400-800a/120-240v 3p

Expenses

Parking

For Sale

Contact JBS Commercial Real Estate, Jason
 Shibata, 312-462-1022

Site Image



Location Map



Demographics

| North Area | | | |
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| | Population | Population | Household Income |
| 1-mile | 7,317 | 7,282 | \$ 80,125 |
| 3-mile | 107,880 | 109,142 | \$ 68,531 |
| 5-mile | 340,709 | 308,551 | \$ 70,753 |

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Village of Lombard

Available Properties - North Avenue Area

1050-1060 N DuPage Avenue

Building Type Industrial
Building Status Built 1987
Zoning I
Land Area 1.35 acres
Stories 1.00
Building SF 19,316
SF Available 2,893
Contiguous SF 2,893
Smallest SF 2,893
Rent/SF/Yr \$8.95/mg
Expenses
Parking
For Sale
Contact Justin Lerner, Transwestern, 847-588-5665

Property Type Industrial
Building Notes:
 Small office space
 14' ceiling height
 1 drive in door

Site Image

Location Map

Demographics

| North Area | | | |
|------------|---------|---------|-----------|
| | 2016 | 2021 | Median |
| | | | Household |
| | | | Income |
| 1-mile | 7,317 | 7,282 | \$ 80,125 |
| 3-mile | 107,880 | 109,142 | \$ 68,531 |
| 5-mile | 340,709 | 308,551 | \$ 70,753 |

Source: The Nielsen Co. Data are estimates.





Village of Lombard

Available Properties - North Avenue Area

240 Cortland Avenue

Building Type Class C Warehouse
Building Status Built 1970, Renov 1994
Zoning I
Land Area 2.75 acres
Stories 1.00
Building SF 54,000
SF Available 6,000
Contiguous SF 6,000
Smallest SF 500
Rent/SF/Yr \$8.5/mg
Expenses
Parking 143 surface spaces available
For Sale No
Contact Summit Commercial Realty
 Murray Karbin, 847-630-3906

Property Type Industrial

Building Notes:

Great DuPage County location near I-355 & North Avenue
 400-480a/277v
 21 foot ceilings
 1 drive in door
 Sprinklers

Site Image



Location Map



Demographics

| North Area | | | |
|------------|------------|------------|------------------|
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| | Population | Population | Household Income |
| 1-mile | 7,317 | 7,282 | \$ 80,125 |
| 3-mile | 107,880 | 109,142 | \$ 68,531 |
| 5-mile | 340,709 | 308,551 | \$ 70,753 |

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Village of Lombard

Available Properties - North Avenue Area

1309 N Lombard Rd

Building Type Proposed
Building Status Proposed
Zoning IPD
Land Area 7.25 acres
Stories
Building SF 119,736
SF Available
Contiguous SF
Smallest SF
Rent/SF/Yr Negotiable
Expenses
Parking
For Sale Yes
Contact Jones Lang LaSalle, Dominic Carbonari, 773-304-4104
 Frank Griffin, 773-304-4102

Property Type Industrial

Building Notes:

- Planned industrial building with office space to suit
- 119,736 square feet of total building area (divisible)
- Convenient access to I-294, I-355 and Rte 64
- Pad ready site
- Over standard car or truck parking available

Site Image



Location Map



Demographics

| North Area | | | |
|------------|---------|---------|-----------|
| | 2016 | 2021 | Median |
| Population | 7,317 | 7,282 | Household |
| 1-mile | 107,880 | 109,142 | \$ 80,125 |
| 3-mile | 340,709 | 308,551 | \$ 68,531 |
| 5-mile | | | \$ 70,753 |

Source: The Nielsen Co. Data are estimates.



Village of Lombard

Available Properties - North Avenue Area

1030-1040 N DuPage Ave

Building Type Industrial
Building Status Built 1987
Zoning I
Land Area
Stories 1.00
Building SF 19,246
SF Available 5,117
Contiguous SF 5,117
Smallest SF 5,117
Rent/SF/Yr \$8.95/mg
Expenses
Parking
For Sale
Contact Transwestern, Justin Lerner 847-588-5665

Property Type Industrial
Building Notes:

Site Image

Location Map



Demographics

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|------------|------------|------------|------------------|
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| 1-mile | 7,317 | 7,282 | \$ 80,125 |
| 3-mile | 107,880 | 109,142 | \$ 68,531 |
| 5-mile | 340,709 | 308,551 | \$ 70,753 |

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Village of Lombard

Available Properties - North Avenue Area

970-980 N DuPage Ave

Building Type Industrial
Building Status Built 1986
Zoning I
Land Area 1.34
Stories 1.00
Building SF 17,871
SF Available 2,556
Contiguous SF 2,556
Smallest SF 2,556
Rent/SF/Yr \$8.95/mg
Expenses
Parking
For Sale
Contact Transwestern, Justin Lerner 847-588-5665

Property Type Industrial
Building Notes:

Site Image

Location Map



Demographics

| North Area | | | |
|------------|------------|------------|------------------|
| | 2016 | 2021 | Median |
| | Population | Population | Household Income |
| 1-mile | 7,317 | 7,282 | \$ 80,125 |
| 3-mile | 107,880 | 109,142 | \$ 68,531 |
| 5-mile | 340,709 | 308,551 | \$ 70,753 |

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Village of Lombard

Available Properties - North Avenue Area

850 N DuPage

Building Type Industrial
Building Status Built 1980
Zoning I
Land Area 1
Stories 1.00
Building SF 19,498
SF Available 3,800
Contiguous SF 3,800
Smallest SF 3,800
Rent/SF/Yr \$8.84/mg

Property Type Industrial

Building Notes:

Expenses

Parking

For Sale No

Contact Darwin Realty, Chris Mergenthaler
630-782-9520

Site Image

Location Map



Demographics

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| | Population | Population | Household Income |
| 1-mile | 7,317 | 7,282 | \$ 80,125 |
| 3-mile | 107,880 | 109,142 | \$ 68,531 |
| 5-mile | 340,709 | 308,551 | \$ 70,753 |

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Village of Lombard

Available Properties - North Avenue Area

1060-1072 N Garfield

Building Type Flex
Building Status
Zoning I
Land Area 3.08 acres
Stories 1.00
Building SF 50,005
SF Available 6,785
Contiguous SF 6,785
Smallest SF 6,785
Rent/SF/Yr \$9.5/ig
Expenses
Parking
For Sale No
Contact Jason Shibata, Brian Silverman, 312-462-1022

Property Type Industrial
Building Notes:
 18 foot clear ceiling
 1 exterior dock
 1 drive in door
 400 amp, 120/240 volt, 3 phase
 Fully Sprinklered

Site Image

Location Map



Demographics

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| 1-mile | 7,317 | 7,282 | \$ 80,125 |
| 3-mile | 107,880 | 109,142 | \$ 68,531 |
| 5-mile | 340,709 | 308,551 | \$ 70,753 |

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Village of Lombard

Available Properties - North Avenue Area

665 W North Avenue/Heron Point

Building Type Office
Building Status Built in 2002
Zoning OPD
Land Area 0.38
Stories 5.00
Building SF 106,291
SF Available 2,548
Contiguous SF 2,548
Smallest SF 2,548
Rent/SF/Yr \$14/nnn

Expenses

Parking 400
For Sale No

Contact Cushman & Wakefield, Alex Smith,
312-470-3841

Property Type Office

Building Notes:

Conference rooms
 Corner lot

Site Image



Location Map



Demographics

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| 3-mile | 107,880 | 109,142 | \$ 68,531 |
| 5-mile | 340,709 | 308,551 | \$ 70,753 |

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Village of Lombard

Available Properties - North Avenue Area

415 E North Avenue

Building Type Retail

Property Type Retail

Building Status

Building Notes:

Site of Casey's Restaurant

Zoning B4

Land Area 2.54 acres

Stories 0.00

Building SF 6,500

SF Available 6,500

Contiguous SF 6,500

Smallest SF 6,500

Rent/SF/Yr

Expenses

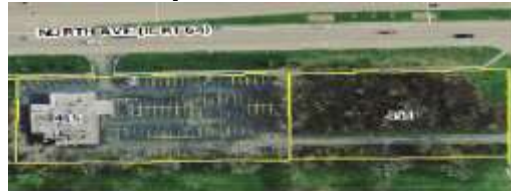
Parking

For Sale Yes

Contact Simeon Spirrison, Adelpia Properties, 630-455-4495

Site Image

Location Map



Demographics

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| 3-mile | 107,880 | 109,142 | \$ 68,531 |
| 5-mile | 340,709 | 308,551 | \$ 70,753 |

Source: The Nielsen Co. Data are estimates.



Village of Lombard

Available Properties - North Avenue Area

332-350 E North Ave/The Overlook on North Avenue

Building Type Retail
Building Status Built 2006
Zoning B4
Land Area 3.23 acres
Stories 1.00
Building SF 17,225
SF Available 1,222
Contiguous SF 1,222
Smallest SF 1,222
Rent/SF/Yr
Expenses
Parking 80 surface spaces available
For Sale
Contact Metro Commercial Real Estate,
Jonathan Hyman, 847-412-9898
x5015

Property Type Retail

Building Notes:

Adjacent to the new CVS with convenient access off North Ave and Grace St
Great visibility
Traffic count over 42,000 vpd
Pylon signage
New building

Site Image

Location Map



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| 3-mile | 107,880 | 109,142 | \$ 68,531 |
| 5-mile | 340,709 | 308,551 | \$ 70,753 |

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Village of Lombard

Available Properties - North Avenue Area

403-411 E North Avenue

Building Type Retail
Building Status Built 2015
Zoning B4

Land Area

Stories 1.00
Building SF 7,070
SF Available 5,100
Contiguous SF 5,100
Smallest SF 1,500

Rent/SF/Yr

Expenses

Parking 40 surface spaces

For Sale

Contact Edgemark Commercial, Matthew Smetana, 630-572-5632

Property Type Retail

Building Notes:

Anchored by Dunkin' Donuts

Site Image

Location Map



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Village of Lombard

Available Properties - North Avenue Area

1000 N Rohlwing Road/Northgate Plaza/Landings

Building Type Retail (Community Ctr.)

Building Status Built 1988

Zoning B3PD

Land Area 22.61 acres

Stories 1.00

Building SF 187,000

SF Available 16,000

Contiguous SF 10,071

Smallest SF 1,200

Rent/SF/Yr

Expenses

Parking 1,431 surface spaces available

For Sale No

Contact Newmark Grubb Knight Frank, Luke Sementa, 312-224-3974

Property Type Retail

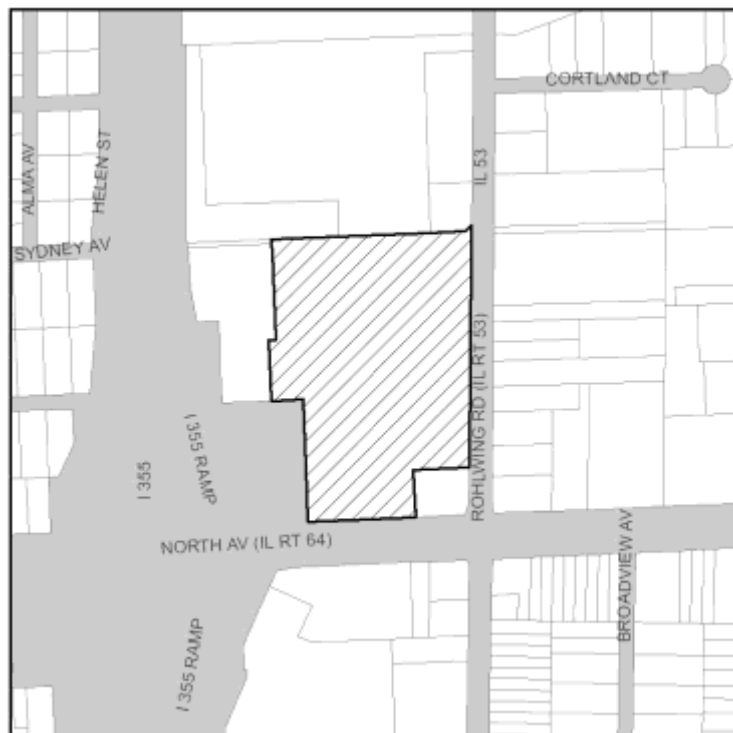
Building Notes:

- Ideally situated at the corner of North Avenue & I-355
- Traffic counts exceeding 182,000 vehicles per day

Site Image



Location Map



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