



# Village of Lombard

## Available Properties - North Avenue Area

### 1030-1040 N DuPage Avenue

**Building Type** Industrial

**Property Type** Industrial

**Building Status** Built 1987

**Building Notes:**

**Zoning** I

**Land Area** 1.35 acres

**Stories** 1.00

**Building SF** 19,246

**SF Available** 2,912

**Contiguous SF** 2,912

**Smallest SF** 2,912

**Rent/SF/Yr** \$8.95/mg

**Expenses**

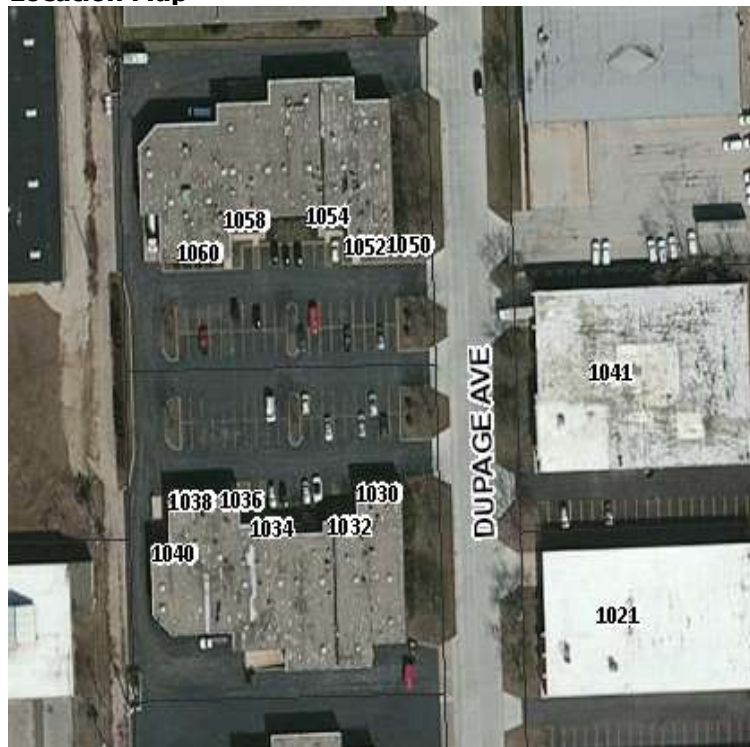
**Parking**

**For Sale**

**Contact** Justin Lerner, Transwestern, 847-588-5665

### Site Image

### Location Map



### Demographics

North Area			
	2016	2021	Median
			Household
			Population
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

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### 1021 N DuPage Avenue

**Building Type** Industrial  
**Building Status** Built 1970  
**Zoning** I  
**Land Area**  
**Stories** 1.00  
**Building SF** 17,850  
**SF Available** 17,850  
**Contiguous SF** 17,850  
**Smallest SF** 17,850  
**Rent/SF/Yr** \$4.5/net

**Property Type** Industrial

**Building Notes:**

Warehouse space with office  
 Fully sprinklered  
 200 amps, 3 phase electric  
 16' ceiling height  
 2 interior docks  
 1 drive in door

**Expenses**

**Parking**

**For Sale**

**Contact** Chopp Commercial Prop., Daniel  
 Chopp, 708-387-2640

**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

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### 840-876 N Ridge

**Building Type** Built 1984

**Building Status** Industrial

**Zoning** I

**Land Area**

**Stories** 1.00

**Building SF** 20,000

**SF Available** 1,337

**Contiguous SF** 1,337

**Smallest SF** 1,337

**Rent/SF/Yr** \$9/mg

**Expenses**

**Parking**

**For Sale**

**Contact** Key Investment & Mngt. Inc., Kim  
Hess 630-932-5757

**Property Type** Industrial

**Building Notes:**

Warehouse with small office  
12' ceiling  
200 amps/3 phase

**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

### 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	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

### 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			
	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

### 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** 2,619  
**Contiguous SF** 2,619  
**Smallest SF** 2,619  
**Rent/SF/Yr** \$8.95/mg

**Property Type** Industrial

**Building Notes:**

Small office space of 492 square feet

**Expenses**

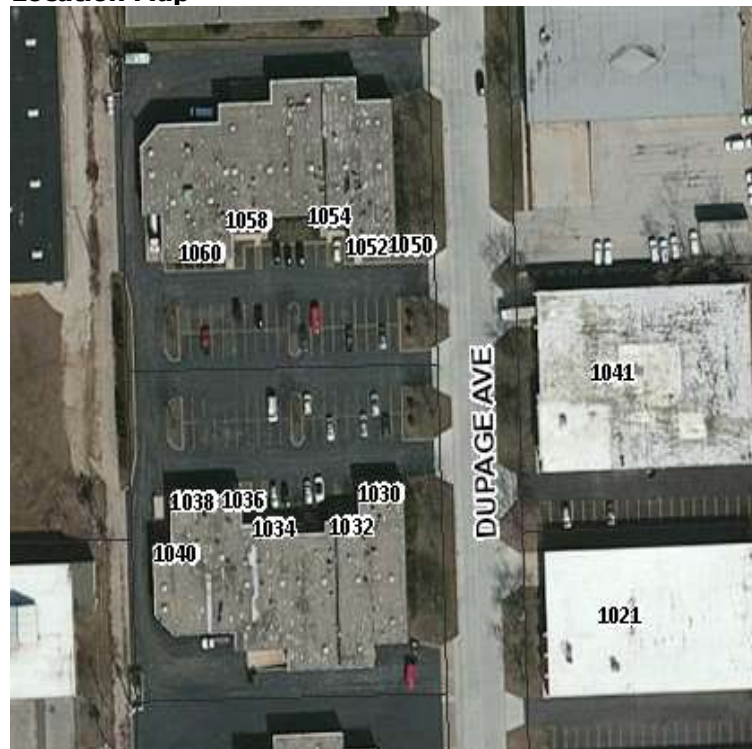
**Parking**

**For Sale**

**Contact** Justin Lerner, Transwestern, 847-588-5665

### 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

### 1051 N Main Street

**Building Type** Industrial  
**Building Status** Built 1994  
**Zoning** I  
**Land Area** 2.60 acres  
**Stories** 1.00  
**Building SF** 48,192  
**SF Available** 25,932  
**Contiguous SF** 25,932  
**Smallest SF** 25,932  
**Rent/SF/Yr** \$5.95/nnn

**Property Type** industrial

**Building Notes:**

**Expenses**

**Parking**

**For Sale**

**Contact** Keith Stauber, JLL, 773-458-1386

### 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

### 1060-1072 N Garfield

**Building Type** Flex

**Property Type** Industrial

**Building Status**

**Building Notes:**

**Zoning** I

18 foot clear ceiling

**Land Area** 3.08 acres

1 exterior dock

**Stories** 1.00

1 drive in door

**Building SF** 50,005

400 amp, 120/240 volt, 3 phase

**SF Available** 6,875

Fully Sprinklered

**Contiguous SF** 6,875

**Smallest SF** 6,875

**Rent/SF/Yr** \$7.25/nnn

**Expenses**

**Parking**

**For Sale** No

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

### 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

### 950-960 N DuPage

**Building Type** Industrial  
**Building Status** Built 1988  
**Zoning** I  
**Land Area** 1.36 acres  
**Stories** 1.00  
**Building SF** 17,871  
**SF Available** 5,103  
**Contiguous SF** 2,547  
**Smallest SF** 2,547  
**Rent/SF/Yr** \$8.95/mg  
**Expenses**  
**Parking**  
**For Sale**  
**Contact** Justin Lerner, Transwestern, 847-588-5665

**Property Type** Industrial  
**Building Notes:**  
 14' ceiling

### 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

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### 950 N Main Street

**Building Type** Industrial  
**Building Status** Built 1985, addition 1989  
**Zoning** I  
**Land Area** 1.91 acres  
**Stories** 1.00  
**Building SF** 52,337  
**SF Available** 52,337  
**Contiguous SF** 52,337  
**Smallest SF** 52,337  
**Rent/SF/Yr** \$5.5/n  
**Expenses**  
**Parking**  
**For Sale**  
**Contact** John Gearen, Nicolson Porter & List,  
847-698-7404

**Property Type** Industrial

**Building Notes:**

Single tenant warehouse  
2,660 sf of office space  
25'6" ceiling height  
Two interior docks  
400 amp power  
Built for and used as a records storage facility

**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

### 1120-1130 N Main Street

**Building Type** Industrial  
**Building Status** Built 1988  
**Zoning** I  
**Land Area** 2.14 acres  
**Stories** 1.00  
**Building SF** 42,000  
**SF Available** 5,000  
**Contiguous SF** 5,000  
**Smallest SF** 5,000  
**Rent/SF/Yr** \$7.25/nnn

**Property Type** Industrial

**Building Notes:**

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

**Expenses**

**Parking**

**For Sale**

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

### 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

### 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** 6,875  
**Contiguous SF** 6,875  
**Smallest SF** 6,875  
**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			
	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** 8,000  
**Contiguous SF** 3,500  
**Smallest SF** 1,200  
**Rent/SF/Yr**  
**Expenses**  
**Parking**  
**For Sale** No  
**Contact** Associated Builders, Frank Panzeca,  
 630-543-8777

**Property Type** Industrial

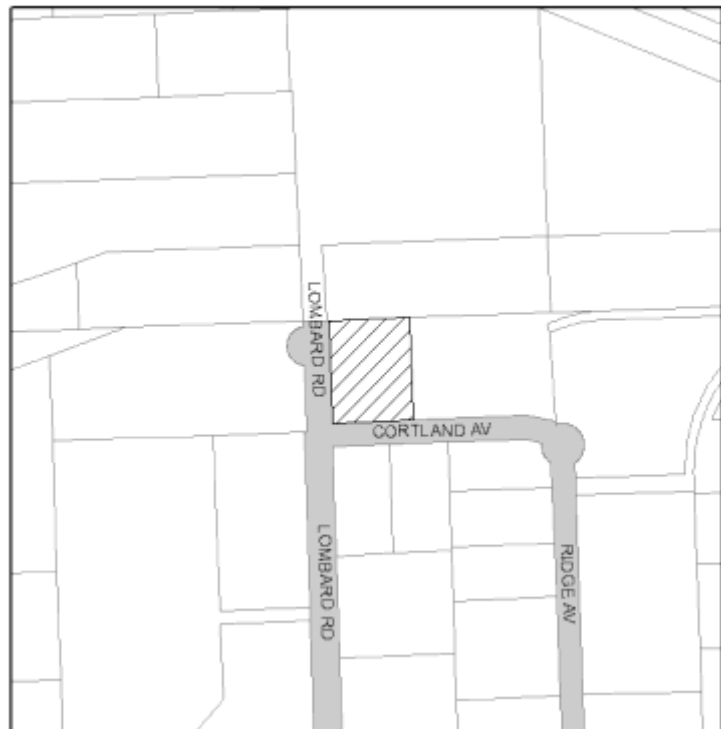
**Building Notes:**

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

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

### 920 N Ridge Avenue

**Building Type** Flex  
**Building Status** Built 1977  
**Zoning** I  
**Land Area** 2 acres  
**Stories** 1.00  
**Building SF** 38,512  
**SF Available** 1,400  
**Contiguous SF** 1,400  
**Smallest SF** 2,800  
**Rent/SF/Yr**  
**Expenses**  
**Parking** 40 spaces  
**For Sale**  
**Contact** Regional Realty Co. Inc., Jeffrey  
 Holmes, 847-818-8300

**Property Type** Industrial

**Building Notes:**

600 square feet is office space  
 14 foot ceiling height  
 1 drive in door

### 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

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### 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** 10,000

**Contiguous SF** 10,000

**Smallest SF** 2,500

**Rent/SF/Yr** \$10/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

### 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** 7,000  
**Contiguous SF** 4,189  
**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

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

### 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** 6,000  
**Contiguous SF** 1,100  
**Smallest SF** 1,100

#### Rent/SF/Yr

#### Expenses

**Parking** 80 surface spaces available

#### For Sale

**Contact** Baceline Investments, LLC, Steve  
Greenwood 303-615-9544

**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



#### 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

## 1000 N Rohlwing Road/Northgate Plaza/Landings

**Building Type** Retail (Community Ctr.)

**Property Type** Retail

**Building Status** Built 1988

**Building Notes:**

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

**Zoning** B3PD

**Land Area** 22.61 acres

**Stories** 1.00

**Building SF** 187,000

**SF Available** 3,600

**Contiguous SF** 1,200

**Smallest SF** 1,200

**Rent/SF/Yr** \$16.00/nnn

**Expenses**

**Parking** 1,431 surface spaces available

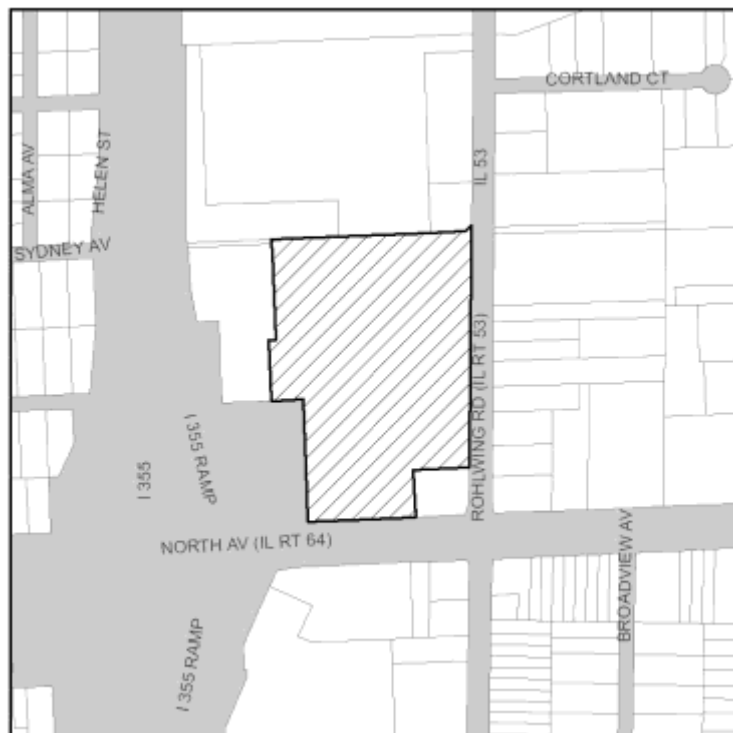
**For Sale** No

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

**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

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### 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**

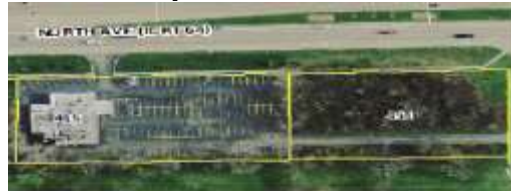
**Parking**

**For Sale** Yes

**Contact** Simeon Spirrisson, Adelpia Properties, 630-455-4495

### 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

### 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** 5,200  
**Contiguous SF** 5,200

**Smallest SF** 1,500

#### Rent/SF/Yr

#### Expenses

**Parking** 40 surface spaces

#### For Sale

**Contact** Roosevelt Property & Mngt, Rishad Rajabali, 773-262-1600

**Property Type** Retail

#### Building Notes:

Anchored by Dunkin' Donuts

### 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
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