



# Village of Lombard

## Available Properties - Industrial

### 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** 6,875  
**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

**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

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 - Industrial

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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

#### Expenses

**Parking**

**For Sale**

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

**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

**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 - Industrial

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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 - Industrial

### 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	340,705	308,551	\$ 70,753

Source: The Nielsen Co. Data are estimates.



# Village of Lombard

## Available Properties - Industrial

### 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 - Industrial

### 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

#### Expenses

**Parking**

**For Sale**

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

**Property Type** Industrial

#### Building Notes:

Small office space of 492 square feet

### 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 - Industrial

### 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	340,705	308,551	\$ 70,753

Source: The Nielsen Co. Data are estimates.



# Village of Lombard

## Available Properties - Industrial

### 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 - Industrial

### 1030-1040 N DuPage Avenue

**Building Type** Industrial  
**Building Status** Built 1987  
**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

**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

Source: The Nielsen Co. Data are estimates.





# Village of Lombard

## Available Properties - Industrial

### 2505 S Finley Road/Finley Business Center

**Building Type** Class B Office  
**Building Status** Built 1985  
**Zoning** I  
**Land Area**  
**Stories** 1.00  
**Building SF** 63,196  
**SF Available** 1,208  
**Contiguous SF** 1,208  
**Smallest SF** 1,208  
**Rent/SF/Yr** \$13.50/n  
**Expenses**  
**Parking** 210 surface spaces available  
**For Sale** No  
**Contact** Don Price 630-560-2905

**Property Type** Industrial

**Building Notes:**

- Typical Floor Size: 63,196
- Served with AT&T and Comcast fiber
- Two separate loading areas each with depressed dock and grade level loading
- Two separate computer rooms, one with 1,800 sf raised floor over a depressed slab and the other with 1,400 sf raised floor over a grade level slab and an emergency generator
- Two electric services, 120/208 volt and 277/480 volt
- Automatic sprinkler system for entire building
- 1/2 mile to 4-way interchange for I-355 and I-88

### Site Image



### Location Map



### Demographics

Butterfield Area			
	2016	2021	Median
	Population	Population	Household Income
1-mile	9,603	9,963	\$ 65,623
3-mile	86,505	87,714	\$ 73,474
5-mile	266,386	268,520	\$ 78,795

Source: The Nielsen Co. Data are estimates.



# Village of Lombard

## Available Properties - Industrial

### 600-612 E Western Avenue

**Building Type** Class C Manufacturing  
**Building Status** Built 1957  
**Zoning** I  
**Land Area** 1.43 acres  
**Stories** 1.00  
**Building SF** 27,252  
**SF Available** 16,680  
**Contiguous SF** 16,680  
**Smallest SF** 16,680  
**Rent/SF/Yr** \$9.07/fs

#### Expenses

**Parking** 20 surface spaces available  
**For Sale** No  
**Contact** GC Realty & Development, Jeff Piser,  
 630-587-7400

**Property Type** Industrial

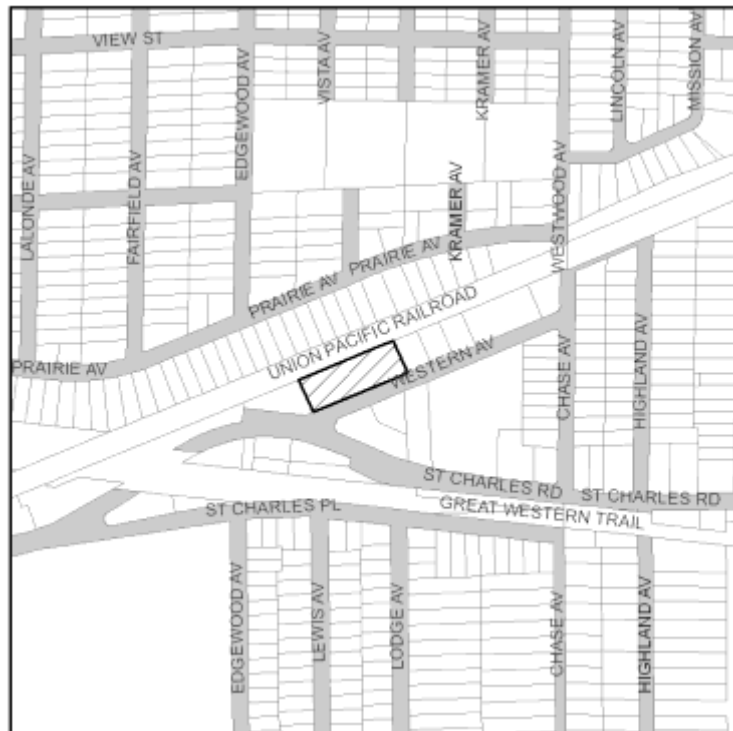
#### Building Notes:

- 1,280 SF Office
- 1 exterior dock and 12' x 12' drive-in door
- Brick and block construction
- Sprinklered
- Parking for 15-20 cars and available immediately
- Located just east of Grace Street and north of St. Charles Road on Western Avenue
- Floor drains

#### Site Image



#### Location Map



#### Demographics

Central Area			
	2016	2021	Median
	Population	Population	Household Income
1-mile	15,031	15,031	\$ 72,729
3-mile	110,258	112,048	\$ 71,749
5-mile	295,012	298,490	\$ 72,526

Source: The Nielsen Co. Data are estimates.



# Village of Lombard

## Available Properties - Industrial

### 240-266 Eisenhower Lane N/Yorkbrook Business Park

**Building Type** Industrial

**Property Type** Industrial

**Building Status** Built 1975

**Building Notes:**

18' ceiling height

**Zoning** I

**Land Area**

**Stories** 1.00

**Building SF** 57,600

**SF Available** 6,383

**Contiguous SF** 6,383

**Smallest SF** 6,383

**Rent/SF/Yr** \$8.25psf

**Expenses**

**Parking**

**For Sale**

**Contact** Cushman & Wakefield, Sean Henrick,  
847-518-3215

### Site Image

### Location Map



### Demographics

Butterfield Area			
	2016	2021	Median
	Population	Population	Household Income
1-mile	9,603	9,963	\$ 65,623
3-mile	86,505	87,714	\$ 73,474
5-mile	266,386	268,520	\$ 78,795

Source: The Nielsen Co. Data are estimates.



# Village of Lombard

## Available Properties - Industrial

### 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

#### Expenses

**Parking**

**For Sale**

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

**Property Type** Industrial

#### Building Notes:

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

### 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 - Industrial

### 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

#### Expenses

**Parking**

**For Sale**

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

**Property Type** Industrial

#### Building Notes:

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

#### 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 - Industrial

### 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 - Industrial

### 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 - Industrial

### 797 Springer Drive

**Building Type** Flex  
**Building Status** Built 1982  
**Zoning** R5PD  
**Land Area** 5.13 acres  
**Stories** 1.00  
**Building SF** 77,320  
**SF Available** 2,850  
**Contiguous SF** 2,850  
**Smallest SF** 2,850  
**Rent/SF/Yr** \$8.84/mg

#### Expenses

**Parking**

**For Sale** No

**Contact** Value Industrial Partners, Brian Liston, 630-333-1900

**Property Type** Industrial

#### Building Notes:

+/- 50% office  
 15 foot ceiling height  
 1 exterior dock  
 400 amps  
 Minutes from two I-355 interchanges (Roosevelt Road and Butterfield Road)

### Site Image

### Location Map



### Demographics

Butterfield Area			
	2016	2021	Median
	Population	Population	Household Income
1-mile	9,603	9,963	\$ 65,623
3-mile	86,505	87,714	\$ 73,474
5-mile	266,386	268,520	\$ 78,795

Source: The Nielsen Co. Data are estimates.



# Village of Lombard

## Available Properties - Industrial

### 201-235 Eisenhower Ln S/Yorkbrook Business Park

**Building Type** Flex  
**Building Status** Built 1970  
**Zoning** I  
**Land Area** 3.6 acres  
**Stories** 1.00  
**Building SF** 72,000  
**SF Available** 11,401  
**Contiguous SF** 4,560  
**Smallest SF** 3,488  
**Rent/SF/Yr** \$8.95psf

**Property Type** Industrial

**Building Notes:**

15 foot ceiling height  
 14 drive in doors

**Expenses**

**Parking**

**For Sale**

**Contact** Cushman & Wakefield, Sean Henrick,  
 847-518-3215

### Site Image

### Location Map



### Demographics

Butterfield Area			
	2016	2021	Median
	Population	Population	Household Income
1-mile	9,603	9,963	\$ 65,623
3-mile	86,505	87,714	\$ 73,474
5-mile	266,386	268,520	\$ 78,795

Source: The Nielsen Co. Data are estimates.



# Village of Lombard

## Available Properties - Industrial

### 51-87 Eisenhower Ln S/Yorkbrook Business Park

**Building Type** Flex  
**Building Status** Built 1975  
**Zoning** I  
**Land Area** 4.40 acres  
**Stories** 1.00  
**Building SF** 72,000  
**SF Available** 1,240  
**Contiguous SF** 1,240  
**Smallest SF** 1,240  
**Rent/SF/Yr** \$8.95psf

**Property Type** Industrial

**Building Notes:**

15 foot ceilings  
 1 dock  
 1 drive in door

**Expenses**

**Parking**

**For Sale** No

**Contact** Cushman & Wakefield, Inc, Sean  
 Henrick, 847-518-9100

### Site Image

### Location Map



### Demographics

Butterfield Area			
	2016	2021	Median
	Population	Population	Household Income
1-mile	9,603	9,963	\$ 65,623
3-mile	86,505	87,714	\$ 73,474
5-mile	266,386	268,520	\$ 78,795

Source: The Nielsen Co. Data are estimates.



# Village of Lombard

## Available Properties - Industrial

### 120-157 Eisenhower Ln N/Yorkbrook Business Park

**Building Type** Flex  
**Building Status** Built 1972  
**Zoning** I

**Property Type** Industrial  
**Building Notes:**  
 10' clear height

**Land Area**  
**Stories** 1.00  
**Building SF** 72,000  
**SF Available** 10,394  
**Contiguous SF** 4,167  
**Smallest SF** 2,060  
**Rent/SF/Yr** Varies

#### Expenses

**Parking**

**For Sale**

**Contact** Cushman & Wakefield, Inc, Sean  
 Henrick, 847-518-9100

#### Site Image

#### Location Map



#### Demographics

Butterfield Area			
	2016	2021	Median
	Population	Population	Household Income
1-mile	9,603	9,963	\$ 65,623
3-mile	86,505	87,714	\$ 73,474
5-mile	266,386	268,520	\$ 78,795

Source: The Nielsen Co. Data are estimates.



# Village of Lombard

## Available Properties - Industrial

### 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 - Industrial

### 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 - Industrial

### 11 Eisenhower Lane South/Yorkbrook Business Park

**Building Type** Flex  
**Building Status** Built 1975  
**Zoning** I  
**Land Area** 1.03 acres  
**Stories** 1.00  
**Building SF** 20,000  
**SF Available** 4,700  
**Contiguous SF** 4,700  
**Smallest SF** 4,700  
**Rent/SF/Yr** \$9.95/mg

**Property Type** Industrial

**Building Notes:**  
 4,700 square feet of office space  
 17 foot tall ceilings  
 3 drive in doors

**Expenses**

**Parking** 30+

**For Sale**

**Contact** Cawley Chicago, David Conroy or  
Timothy Gallagher, 630-810-0300

### Site Image

### Location Map



### Demographics

Butterfield Area			
	2016	2021	Median
	Population	Population	Household Income
1-mile	9,603	9,963	\$ 65,623
3-mile	86,505	87,714	\$ 73,474
5-mile	266,386	268,520	\$ 78,795

Source: The Nielsen Co. Data are estimates.