



# 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

### 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  
**Expenses**  
**Parking**  
**For Sale** No  
**Contact** Darwin Realty, Chris Mergenthaler  
630-782-9520

**Property Type** Industrial  
**Building Notes:**

### 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 - 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** \$1,970/month  
**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

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** \$3,945/month  
**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

Source: The Nielsen Co. Data are estimates.



# Village of Lombard

## Available Properties - North Avenue Area

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### 1051 N Main Street

**Building Type** Industrial  
**Building Status** Built 1994  
**Zoning** I  
**Land Area** 3 acres  
**Stories** 1.00  
**Building SF** 0  
**SF Available** 11,360  
**Contiguous SF** 11,360  
**Smallest SF** 11,360  
**Rent/SF/Yr** \$6.95/nnn  
**Expenses**  
**Parking**  
**For Sale** No  
**Contact** Lee & Associates, Andrew Block, 773-355-5802

**Property Type** Industrial

**Building Notes:**

Double Insulated

**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 - North Avenue Area

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### 1021 N DuPage Avenue

**Building Type** Industrial  
**Building Status** Built 1970  
**Zoning** I  
**Land Area** 0.80 acres  
**Stories** 1.00  
**Building SF** 17,850  
**SF Available** 17,850  
**Contiguous SF** 17,850  
**Smallest SF** 17,850  
**Rent/SF/Yr** \$4.9/nnn

**Property Type** Industrial

**Building Notes:**

**Expenses**

**Parking**

**For Sale**

**Contact** Chopp Commercial Properties LLC,  
Daniel Chopp, 708-387-2640 x12

**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 - North Avenue Area

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### 820 N Ridge Avenue

**Building Type** Industrial

**Property Type** Industrial

**Building Status**

**Building Notes:**

**Zoning** I

Truck level dock with 10x11 OHD and 10x10 DID, 13' ceilings

**Land Area** 1.3 acres

**Stories** 1.00

**Building SF** 26,000

**SF Available** 7,300

**Contiguous SF** 4,905

**Smallest SF** 2,315

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

**Expenses**

**Parking**

**For Sale**

**Contact** Key Properties, Kimberly Hess, 630-932-5757 x208

**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 - 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** 6,785

Fully Sprinklered

**Contiguous SF** 6,785

**Smallest SF** 6,785

**Rent/SF/Yr** \$9.5/ig

**Expenses**

**Parking**

**For Sale** No

**Contact** JBS Commercial Real Estate, Calum  
Payne 630-573-7000

### 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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### 920 N Ridge

**Building Type** Industrial

**Property Type** Industrial

**Building Status** Built 1977

**Building Notes:**

**Zoning** I

**Land Area** 2 acres

**Stories** 1.00

**Building SF** 38,512

**SF Available** 1,400

**Contiguous SF** 1,400

**Smallest SF** 1,400

**Rent/SF/Yr** \$9.65/mg

**Expenses**

**Parking**

**For Sale** No

**Contact** Regional Realty Company, Jeffrey  
Holmes 847-818-8300

**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 - 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** 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

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# 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** 2,893  
**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

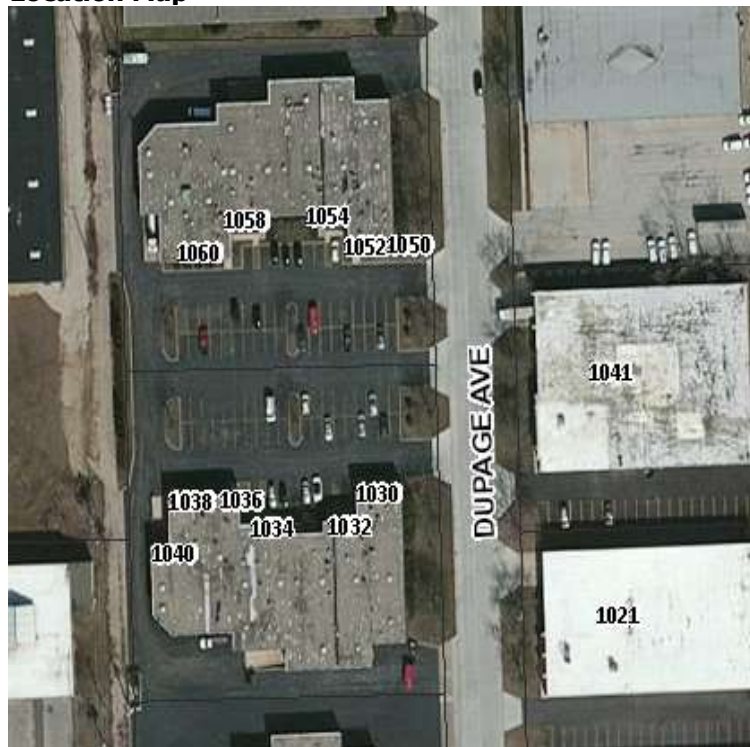
### Site Image

### 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

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## 200-212 W North Avenue

**Building Type** Industrial

**Property Type** Industrial

**Building Status** Built 1981

**Building Notes:**

**Zoning** I

**Land Area** 1.61 acres

**Stories** 1.00

**Building SF** 26,000

**SF Available** 3,711

**Contiguous SF** 3,711

**Smallest SF** 3,711

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

**Expenses**

**Parking**

**For Sale** No

**Contact** Wesland Partners, John Menze, 630-858-1378

**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 - 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** 5,745  
**Contiguous SF** 5,745  
**Smallest SF** 5,745  
**Rent/SF/Yr** \$18/fs

#### Expenses

**Parking** 400  
**For Sale** No

**Contact** Cushman & Wakefield, David Miller,  
312-228-2133

**Property Type** Office

#### Building Notes:

Conference rooms  
Corner lot

#### Site Image



#### Location Map



#### Demographics

North Area			
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	Population	Population	Household Income
1-mile	7,317	7,282	\$ 80,125
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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** 3,475  
**Contiguous SF** 3,475

**Smallest SF** 3,475

**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



### Demographics

North Area			
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	Population	Population	Household Income
1-mile	7,317	7,282	\$ 80,125
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# 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



#### 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

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**

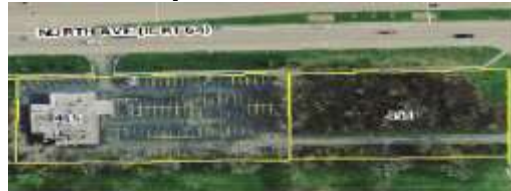
**Parking**

**For Sale** Yes

**Contact** Simeon Spirrison, 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
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