

AVAILABLE FOR SALE / LEASE

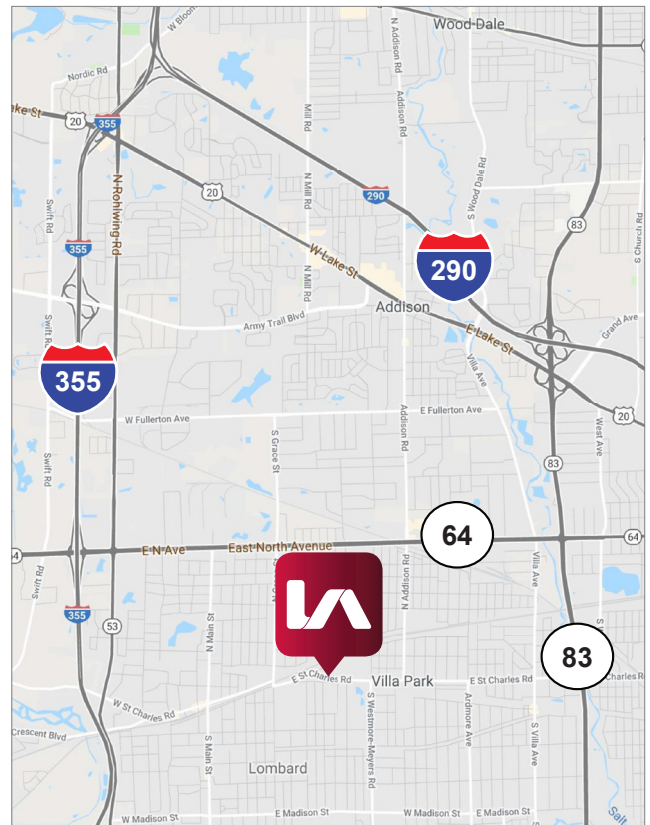
628 E ST. CHARLES ROAD

LOMBARD, IL 60148



BUILDING SPECIFICATIONS:

BUILDING SIZE:	14,800 SF
OFFICE:	±2,500 SF
SITE SIZE:	±0.75 acres
CLEAR HEIGHT:	14'
LOADING:	› 2 docks › 4 drive-in doors
PARKING:	Ample
POWER:	400 amps, 3-phase
LEASE RATE:	Subject to Offer
SALE PRICE:	Subject to Offer
COMMENTS:	› Recently renovated › Potential for a wide range of uses › Up to four vehicle lifts available to remain upon tenant's request › Equipped with a modern, high-efficiency spray booth › Easy access to I-355 and Route 83 › 3/4-acre fully paved lot with significant parking › Triple catch basin › Flexible timing and occupancy options



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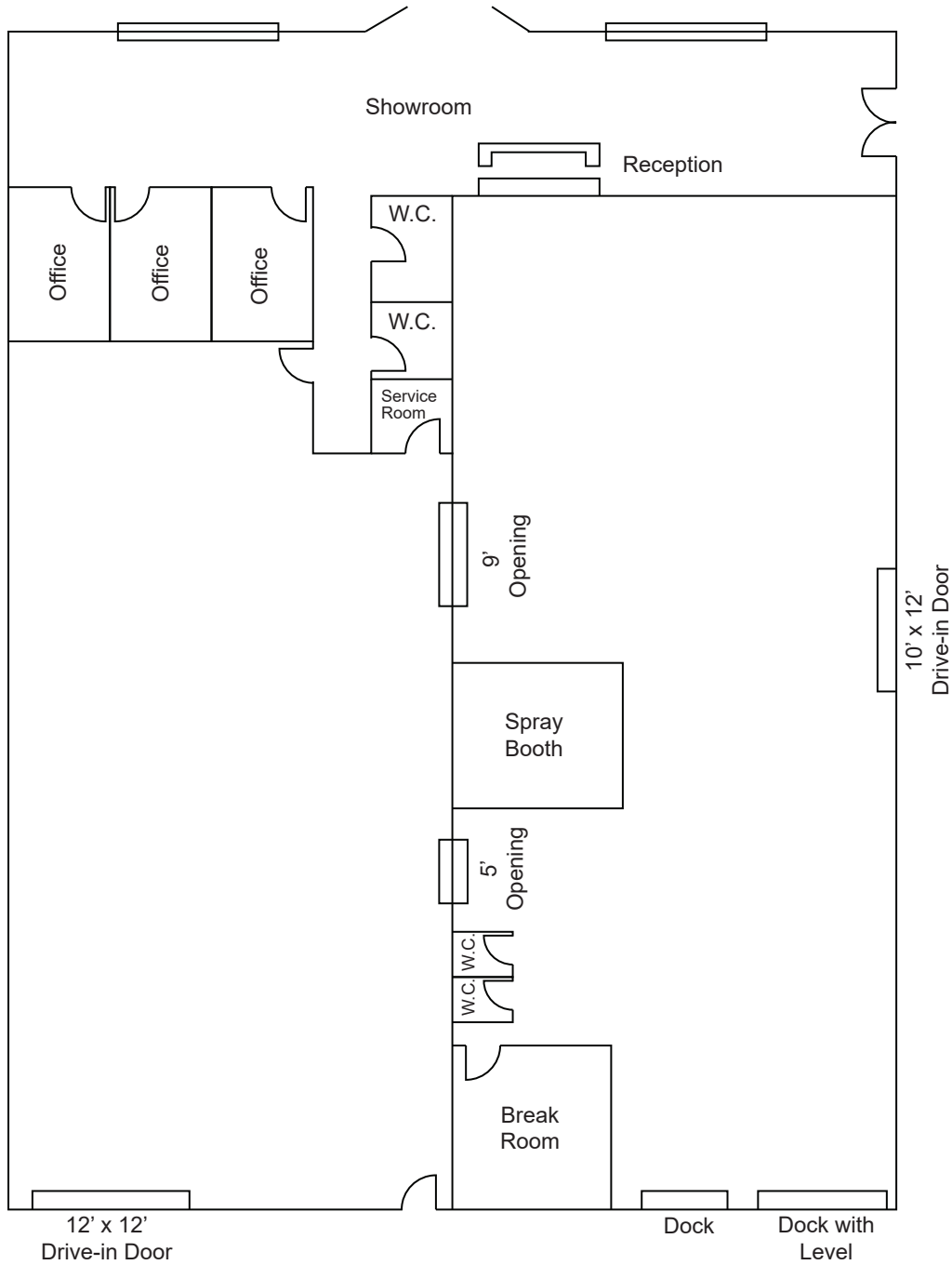
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*For information purposes only. Drawing not to scale.

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