



450 S. Lombard Road Addison, Illinois

Available for Sale or Lease
Completely Renovated in 2011!

For additional information,
please contact:

Doug Pilcher
Associate
dpilcher@darwinrealty.com

Noel S. Liston
Principal
nliston@darwinrealty.com

Building Specifications

Available Size:	Unit A: 67,783 SF	Unit D: 33,323 SF
Building Size:	155,954 SF	
Office:	Unit A: 7,778 SF	Unit D: 2,302 SF
Ceiling Height:	24' Clear	
Loading:	7 Interior Docks (Unit A) 3 Interior Docks (Unit D)	
Parking:	107 Cars	
Power:	1,600 Amps; 480 Volts (Unit A) 2,000 Amps; 480 Volts (Unit D)	
Lease Rate:	Unit A: \$3.15 psf Net	Unit D: \$3.15 psf Net
Sale Price:	STO	
Real Estate Taxes:	\$0.93 psf (2009)	

Comments

- Completely renovated in 2011
- New Roof, New Lighting, New Floors
- Rail Service Available (6 doors)
- Low DuPage County taxes
- Owned by DCT Industrial



DCT INDUSTRIAL



970 N. Oak Lawn Avenue
Suite 100
Elmhurst, IL 60126

Tel: 630-782-9520
Fax: 630-782-9531
www.darwinrealty.com

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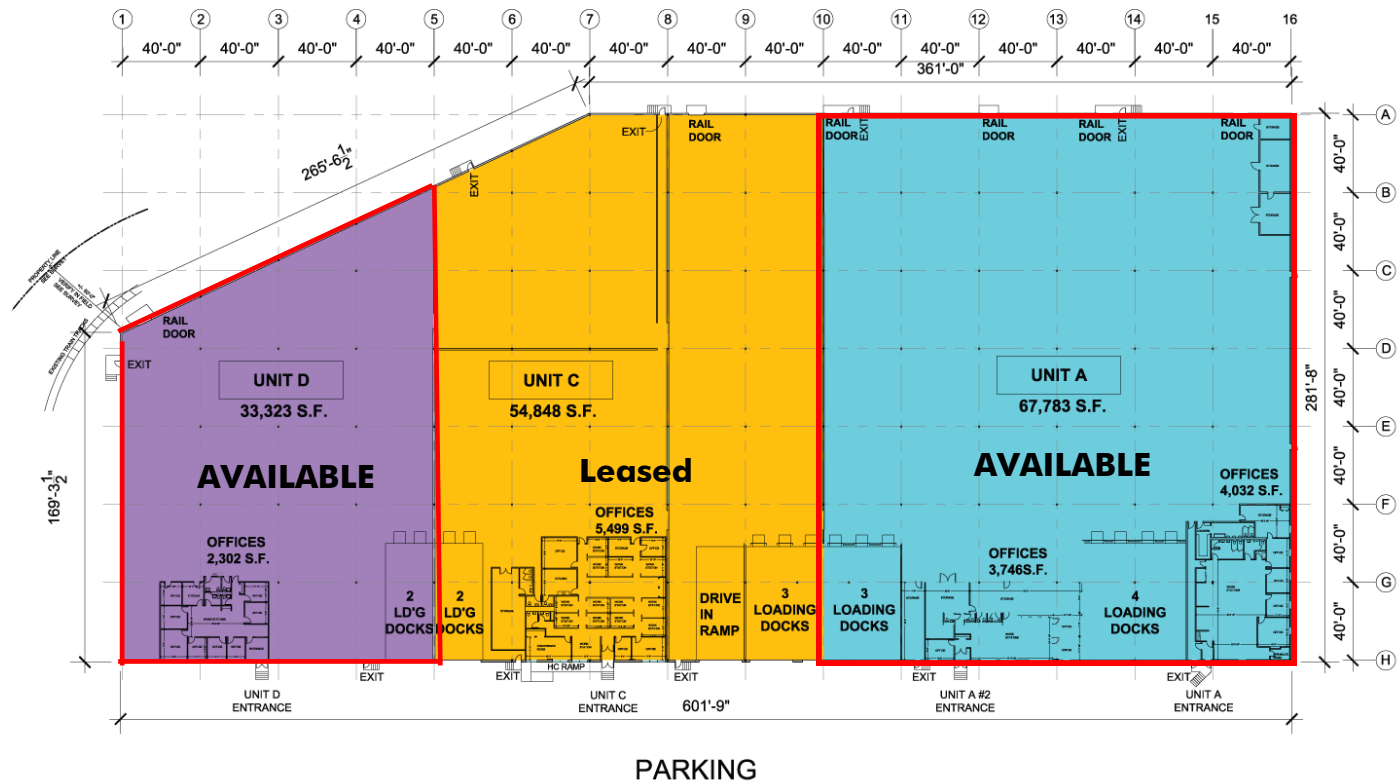
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LAYOUT



SOUTH LOMBARD AVENUE

① FIRST FLOOR PLAN:
SCALE: 1" = 20'-0"

NORTH
1' 10' 30' 50' 100'
0'5' 20' 40'



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Site Plan



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