### 800 LOMBARD ILLINOIS SPRINGER DRIVE

### PROPERTY DETAILS

The Property is available For Sale. 800 Springer, Lombard, offers an owner/user the ability to own their own space with an income potential to offset expenses. It is also a unique opportunity for an investor to own a single story property in Lombard, near amenities, with easy access to Chicago area expressways.

NRSF	33,101 SF
Site Size	2.40 acres (104,544 SF)
FAR	0.45
Property Type	Single story office building
Year Built	1984
Parking / Ratio	4.35 / 1,000 SF (144 surface spaces)
PIN	06-19-305-014
Property Taxes	2019 - \$60,066.26 (\$1.81/SF)
	2018 - \$53,404.56 (\$1.61/SF)

#### Asking Price:

#### Subject to Offer

#### FLEXIBILITY

- Building is divisible currently up to 21,693
  SF available
- Excellent location for medical, office, or service business

#### IDENTITY

Monument signage

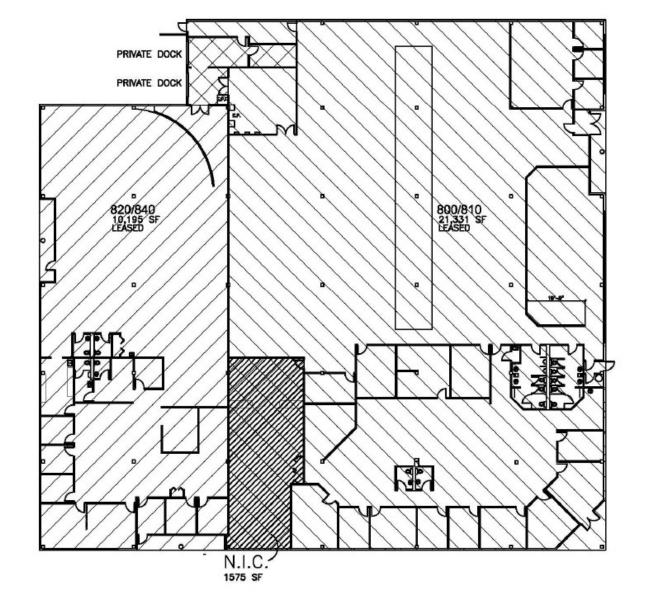
#### INFRASTRUCTURE

- Ample power including 2 generators
- Fiber optics
- Dock access



#### Eastern East/West Corridor

Located in Eastern East/West Corridor, 800 Springer Drive, Lombard is located less than 2 miles from the Roosevelt/I-355 full interchange and 2.3 miles to Yorktown Center and surrounding amenities including restaurants, hotels, and shopping.



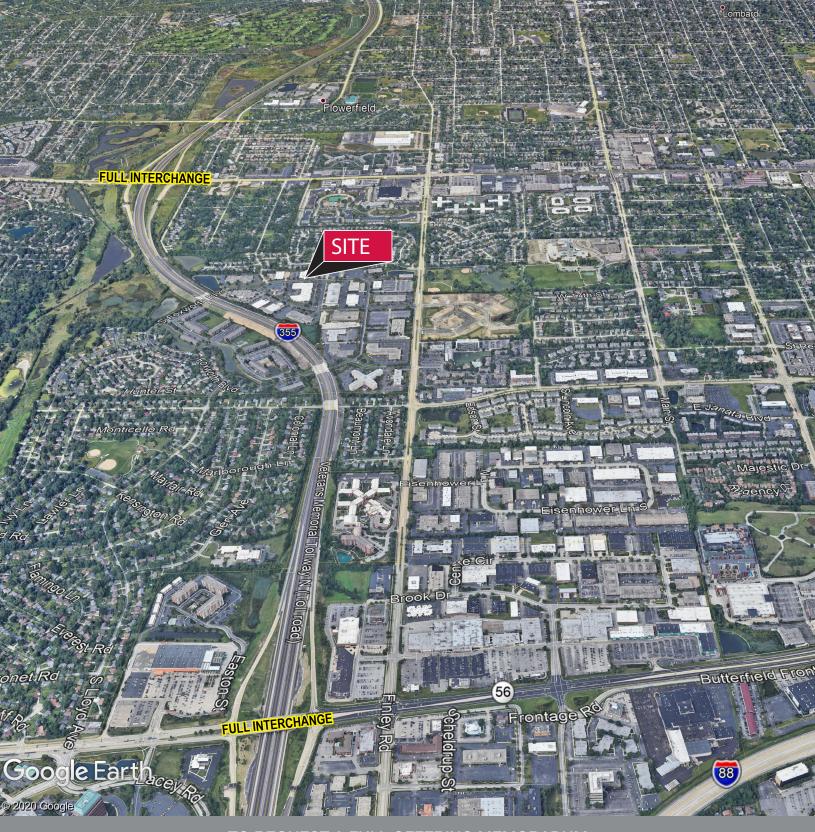
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DEMOGRAPHICS



### 33,101 SF

## SINGLE STORY BUILDING OFFICE SPACE 33,101 RSF LAND 2.40 Acres



TO REQUEST A FULL OFFERING MEMORADUM CONTACT:

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