

# 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)

### FLEXIBILITY

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

### IDENTITY

- Monument signage

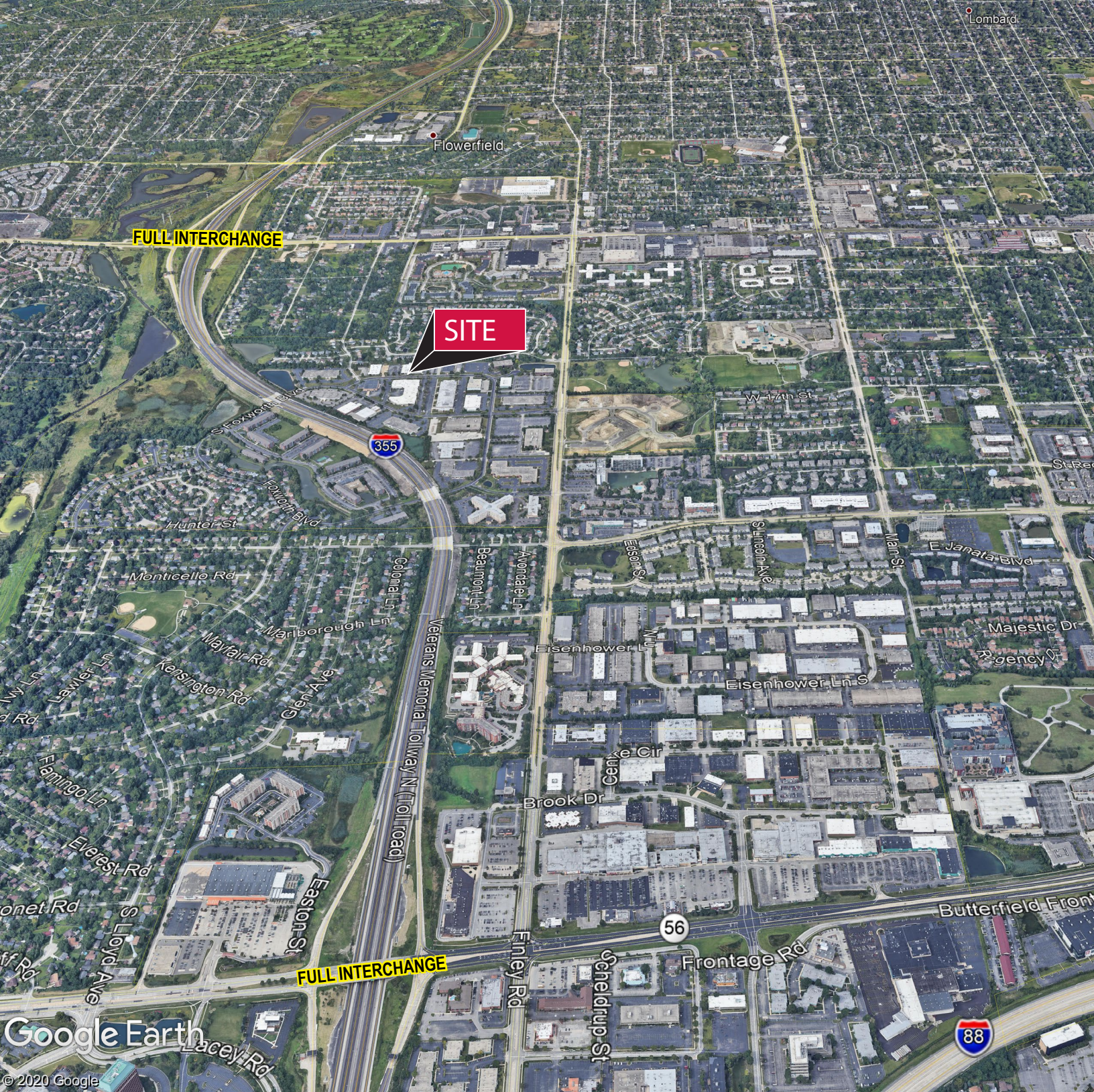
### INFRASTRUCTURE

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

**Asking Price:**

**Subject to Offer**





**SITE**

**FULL INTERCHANGE**

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TO REQUEST A FULL OFFERING MEMORANDUM CONTACT:

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