
Sample Lombard Industrial Survey



1060-1072 N Garfield St



Location: **West Suburban Ind Cluster**
West Suburbs Ind Submarket
DuPage County
Lombard, IL 60148

Building Type: **Class B Warehouse**
 Status: **Built 1997**
 Tenancy: **Multiple Tenant**

Management: **Rothbart Realty Company**
 Recorded Owner: **Rothbart Realty Company**

Land Area: **4 AC**
 Stories: **1**
 RBA: **50,005 SF**
 Total Avail: **21,325 SF**
 % Leased: **57.4%**

Ceiling Height: **19'0"**
 Column Spacing: **-**
 Drive Ins: **12'0" w x 14'0" h**
 Loading Docks: **8 ext**
 Power: **400a 3p**

Crane: **-**
 Rail Line: **None**
 Cross Docks: **-**
 Const Mat: **Reinforced Concrete**
 Utilities: **Heating - Gas, Sewer - City, Water - City**

Expenses: **2005 Tax @ \$1.14/sf; 2005 Ops @ \$0.44/sf**
 Parcel Number: **03-32-302-025, 03-32-302-026**
 Parking: **Free Surface Spaces; Ratio of 2.00/1,000 SF**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 1060	9,450/3,130 ofc	9,450	\$7.25/nnn	Vacant	Negotiable	Direct

One truck dock, and 1 drive in door. The space can be lease with unit 1062.

Building Notes

Six total units with 1 drive-in door and 1 loading dock per unit. Expansive building with ample parking.