

INDUSTRIAL
SPACE
FOR LEASE

2,001 -
30,229 SF

Excellent
Highway
Access

High-image
Offices

Professionally Owned
and Managed by:



TRANSWESTERN
REAL ESTATE
SERVICES

YORKBROOK BUSINESS PARK

Eisenhower Lane, Lombard, IL 60148



BUILDING	UNIT	AVAILABLE SF	OFFICE SF	CLEAR HEIGHT	LOADING	ASKING RATE
120-157	122	2,001	1,377	16'	1 DID	\$1,810/Month
120-157	151	4,167	1,022	16'	1 Dock	\$3,775/Month
160	160	30,229	4,471	18'	4 Docks/2 DID	\$6.50 PSF Net
201-235	207-C&D	14,698	3,385	15'	2 Docks/3 DID	\$12,195/Month
201-235	229	3,488	None	15'	1 DID	\$2,995/Month
201-235	207-C&D and 229	18,186	3,385	15'	2 Docks/4 DID	\$14,995/Month
301-307	301	7,918	727	15'	1 Dock/1 DID	\$6,435/Month
301-307	303	7,855	866	15'	1 Dock/1 DID	\$6,395/Month
301-307	305	7,855	578	15'	1 Dock/1 DID	\$6,395/Month
301-307	301-305	23,628	2,171	15'	3 Docks/3 DID	Subject to Offer

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Ross Lehrman
Director
847.588.5671
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2021 Transwestern.

**INDUSTRIAL
SPACE
FOR LEASE**

**2,001 -
30,229 SF**

**Excellent
Highway
Access**

**High-image
Offices**

Professionally Owned
and Managed by:



TRANSWESTERN
REAL ESTATE
SERVICES

YORKBROOK BUSINESS PARK

120-157 Eisenhower Lane, Lombard, IL 60148

[Property Website](#)

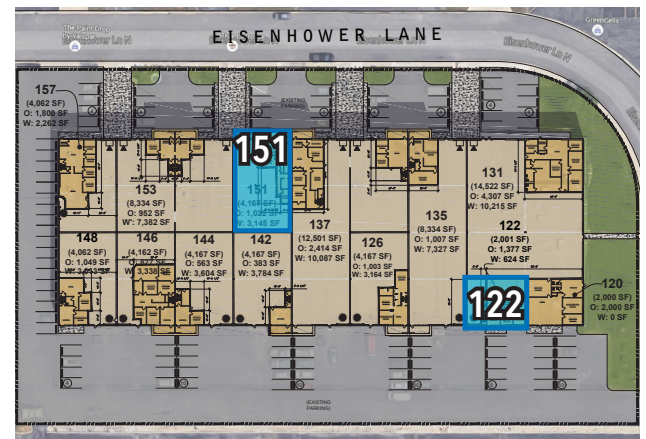


Specifications:

- 122: 2,001 SF (1,377 SF Office)
- 151: 4,167 SF (1,022 SF Office)
- 122 Loading: 1 DID
- 151 Loading: 1 Dock
- Total Building Size: 76,646 SF
- Ceiling Height: 16'
- 122 Lease Rate: \$1,810/Month
- 151 Lease Rate: \$3,775/Month
- HVAC maintenance & repairs included in rate

Highlights:

- Immediate access to I-355 and I-88
- Adjacent to Oakbrook restaurants and retail
- High-image office
- Professionally owned and managed business park with on-site property management



Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Ross Lehrman
Director
847.588.5671
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2021 Transwestern.

**INDUSTRIAL
SPACE
FOR LEASE**

**2,001 -
30,229 SF**

Excellent
Highway
Access

High-image
Offices

Professionally Owned
and Managed by:



TRANSWESTERN
REAL ESTATE
SERVICES

YORKBROOK BUSINESS PARK

160 Eisenhower Lane, Lombard, IL 60148

[Property Website](#)

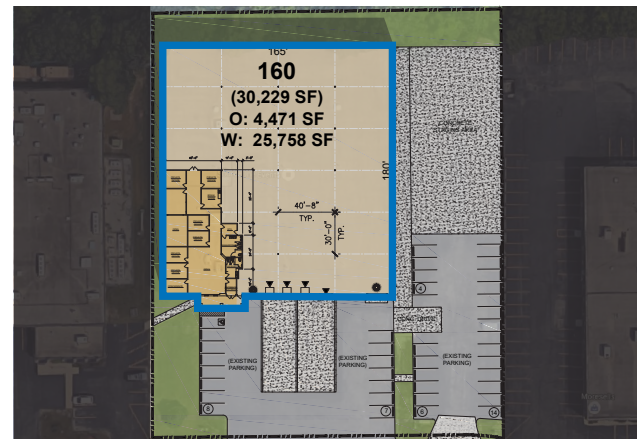


Specifications:

- Building Size: 30,229 SF
- Office Size: 4,471 SF
- Ceiling Height: 18'
- Loading: 4 Docks / 2 DID
- Parking: 39 Cars
- Construction: Masonry
- Year Built: 1977
- RE Taxes: \$1.64 PSF (2020)
- **Lease Rate: \$6.50 PSF Net**

Highlights:

- Large potential outside storage area
- Immediate access to I-355 and I-88
- Adjacent to Oakbrook restaurants and retail
- High-image office
- Professionally owned and managed business park with on-site property management



Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Ross Lehrman
Director
847.588.5671
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2021 Transwestern.

**INDUSTRIAL
SPACE
FOR LEASE**

**2,001 -
30,229 SF**

**Excellent
Highway
Access**

**High-image
Offices**

*Professionally Owned
and Managed by:*



TRANSWESTERN
REAL ESTATE
SERVICES

YORKBROOK BUSINESS PARK

201-235 Eisenhower Lane, Lombard, IL 60148

[Property Website](#)

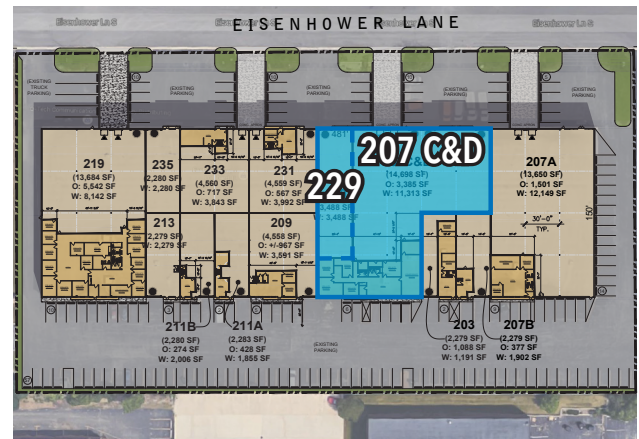


Specifications:

- 207C&D: 14,698 SF (3,385 SF Office)
- 229: 3,488 SF (All Warehouse)
- 207-229: 18,186 SF (3,385 SF Office)
- Total Building Size: 76,646 SF
- Ceiling Height: 15'
- Loading: 2 Docks / 4 DID (Combined)
- 207C&D Lease Rate: \$12,195/Month
- 229 Lease Rate: \$2,995/Month
- 207-209 Lease Rate: \$14,995/Month
- HVAC maintenance & repairs included in rate

Highlights:

- Immediate access to I-355 and I-88
- Adjacent to Oakbrook restaurants and retail
- High-image office
- Professionally owned and managed business park with on-site property management



Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Ross Lehrman
Director
847.588.5671
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2021 Transwestern.

**INDUSTRIAL
SPACE
FOR LEASE**

**2,001 -
30,229 SF**

**Excellent
Highway
Access**

**High-image
Offices**

*Professionally Owned
and Managed by:*



TRANSWESTERN
REAL ESTATE
SERVICES

YORKBROOK BUSINESS PARK

301-307 Eisenhower Lane, Lombard, IL 60148

[Property Website](#)

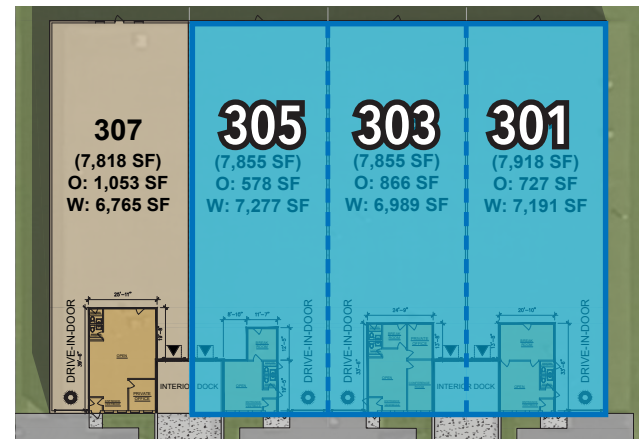


Specifications:

- Unit 301: 7,918 SF (727 SF Office)
- Unit 303: 7,855 SF (866 SF Office)
- Unit 305: 7,855 SF (578 SF Office)
- Total Building Size: 31,446 SF
- Ceiling Height: 15'
- Loading: 1 Dock & 1 DID per unit
- Unit 301 Lease Rate: \$6,435/Month
- Unit 303 Lease Rate: \$6,395/Month
- Unit 305 Lease Rate: \$6,395/Month
- Unit 301-305 Lease Rate: STO
- HVAC maintenance & repairs included in rate

Highlights:

- Immediate access to I-355 and I-88
- Adjacent to Oakbrook restaurants and retail
- High-image office
- Professionally owned and managed business park with on-site property management



Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Ross Lehrman
Director
847.588.5671
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2021 Transwestern.

INDUSTRIAL
SPACE
FOR LEASE

2,001 -
30,229 SF

Excellent
Highway
Access

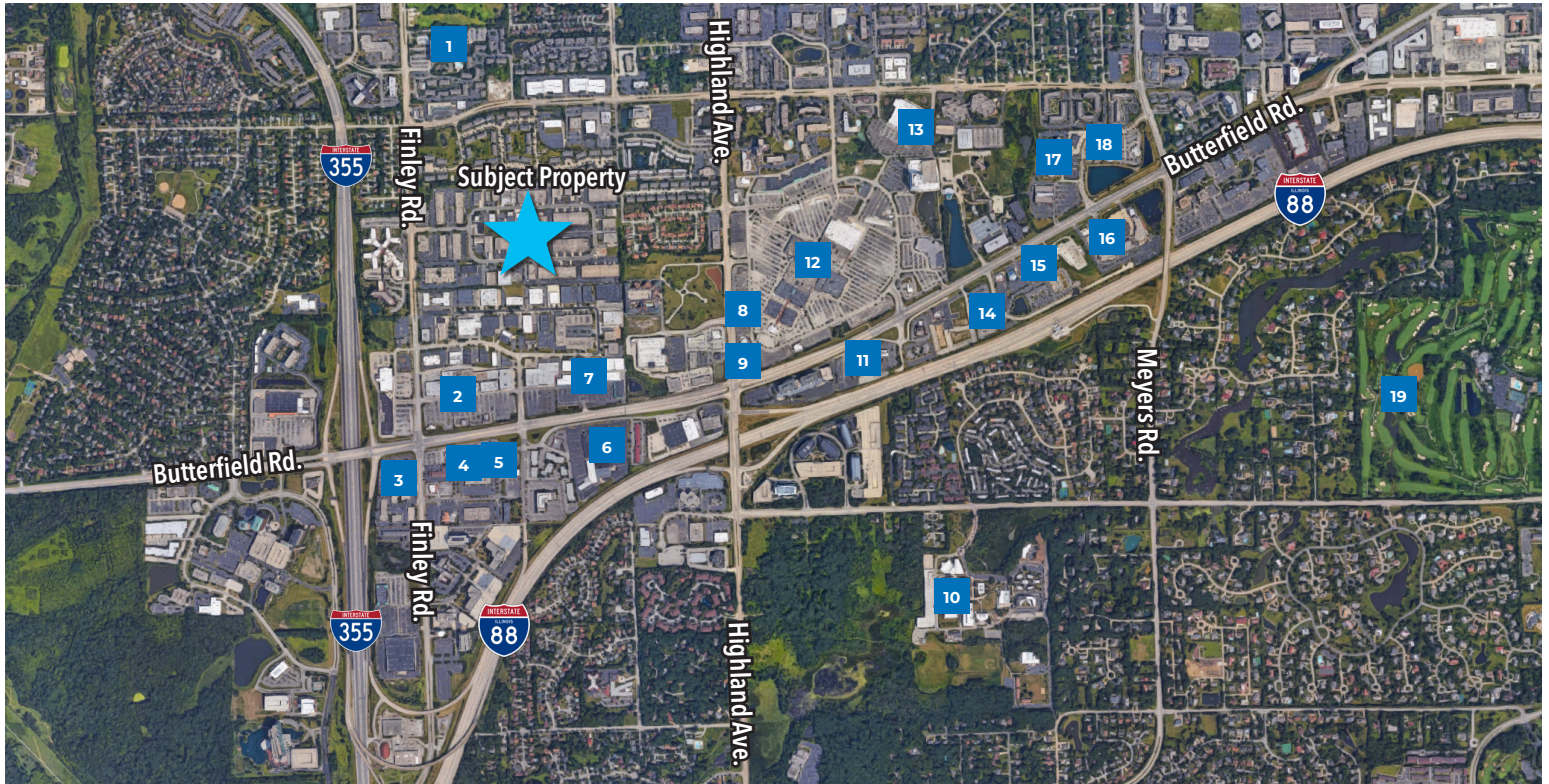
High-image
Offices

Professionally Owned
and Managed by:



TRANSWESTERN
REAL ESTATE
SERVICES

YORKBROOK BUSINESS PARK



Surrounding Amenities & Services

- | | | | |
|-------------------------------------|--------------------------|-----------------------------|-----------------------------|
| 1 Four Seasons Park | 6 Olive Garden | 11 Miller's Ale House | 16 Oak Brook Promenade |
| 2 Finley Square Shopping Center | 7 Butterfield Plaza | 12 Yorktown Shopping Center | 17 Uncle Julio's |
| 3 Chama Gaucha Brazilian Steakhouse | 8 Rock Bottom | 13 Target | 18 Hyatt Place |
| 4 Red Lobster | 9 Bucca di Beppo | 14 Embassy Suites by Hilton | 19 Butterfield Country Club |
| 5 Brickhouse Tavern and Tap | 10 Midwestern University | 15 Benihana | |

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Ross Lehrman
Director
847.588.5671
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2021 Transwestern.