

**21W441 North Ave.
Lombard, IL 60148**

\$1,100,000 ASKING PRICE

SITE # 21441

AVAILABLE SPACE:

LAND - 29,500 SF

BUILDING - 1,037 SF

RE TAXES (2009) - \$6,443

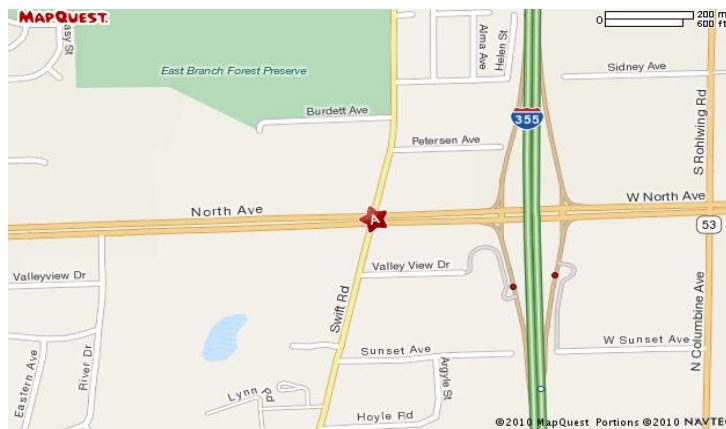


PROPERTY HIGHLIGHTS:

- Heavy traffic count
- Last Lighted Intersection for Eastbound traffic prior to I355
- Currently a Welding Shop

LOCATION:

- South West Corner of North Ave and Swift Road
- Less than a 1/4 Mile from I355



Radius:	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	12,654	100,869	289,784
Avg. Income:	\$69,197	\$86,495	\$88,399

TRAFFIC:

- 78,400 vehicles per day

CIMA DEVELOPERS, INC.
381 E. St. Charles Rd, Carol Stream, IL 60188
O: 630.653.1700 F: 630.653.2335

Philip Brasse, Asset Manager
pbrasse@cimadevelopers.org
www.cimadevelopers.org

SYMBOL LEGEND

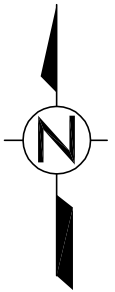
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|------|----------------------|---|--------------------|
| ■ | CONCRETE MONUMENT | □ | MAIL BOX |
| ▲ | CONTROL POINT | ● | POST |
| ≡≡≡≡ | CULVERT | ⊖ | POWER POLE |
| □ | ELECTRIC METER | ⊐ | SIGN |
| △ | ELECTRIC TRANSFORMER | ⊕ | SANITARY MANHOLE |
| ⌒ | FLARED END SECTION | ⊕ | STORM MANHOLE |
| ⊕ | FIRE HYDRANT | ☎ | PAY PHONE PEDESTAL |
| ⊐ | FLAG POLE | □ | TELEPHONE PEDESTAL |
| ⊕ | GAS METER | ⊕ | TREE DECIDUOUS |
| ⊕ | GAS VALVE | ★ | TREE CONIFER |
| ← | GUY WIRE | ⊕ | WELL |
| ○ | CATCH BASIN | ⊗ | WATER VALVE BOX |
| □ | INLET | ⊗ | WATER VALVE VAULT |
| ⊕ | LIGHT POLE | ⊗ | WATER B-BOX |
| ⊕ | STREET LIGHT | | |
| ⊗ | PARKING SPACE COUNT | | |

PLAT OF SURVEY

LOT 1 IN PAGANUCCI'S SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 24, 1959 AS DOCUMENT 916466, IN DUPAGE COUNTY, ILLINOIS; EXCEPTIONS THERE FROM THE FOLLOWING DESCRIBED PARCEL:

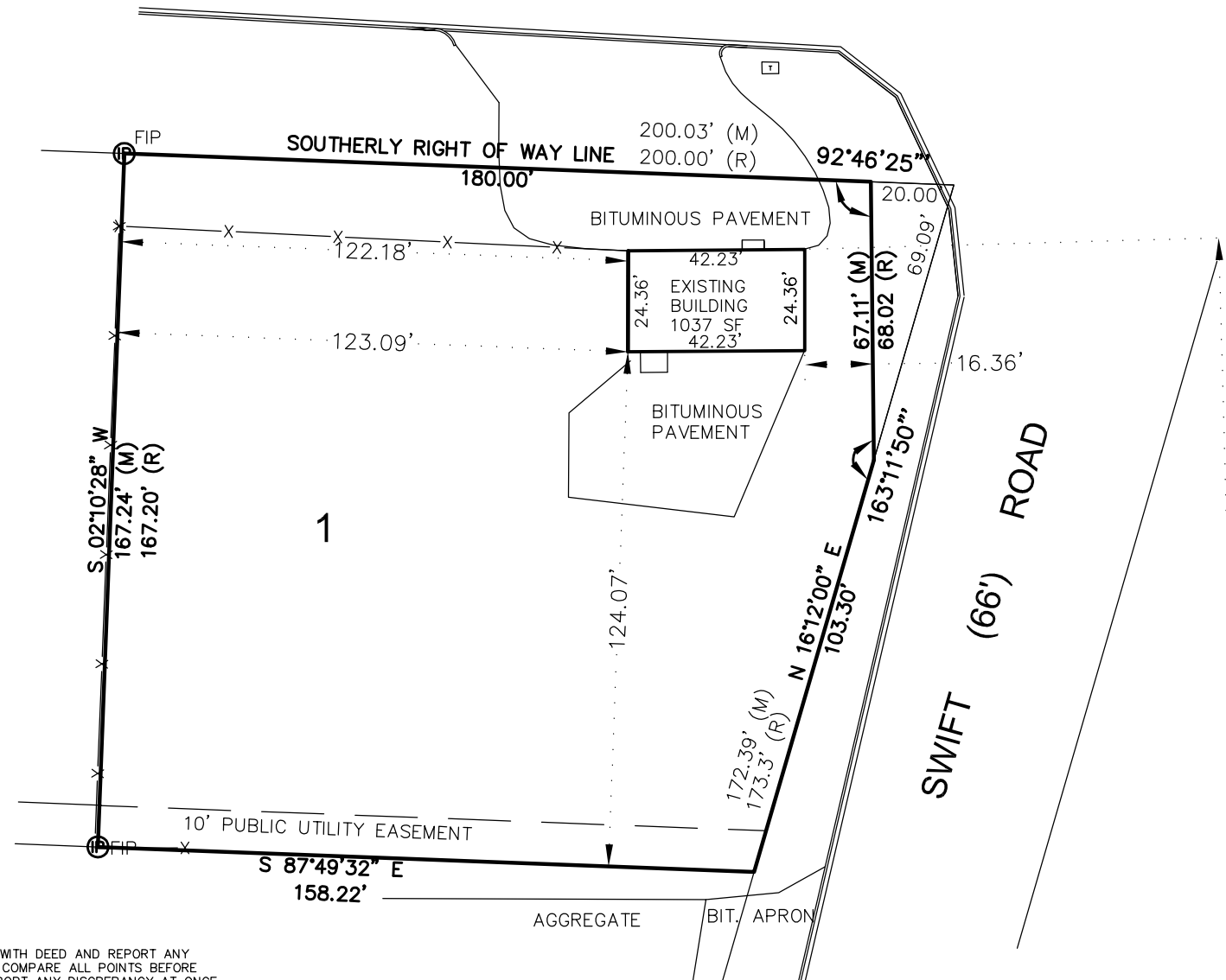
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 FOR A POINT OF BEGINNING; THENCE SOUTH 11 DEGREES 25 MINUTES 38 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, 70.00 FEET; THENCE NORTH 5 DEGREES 09 MINUTES 20 SECONDS WEST, 68.02 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 87 DEGREES 31 MINUTES 22 SECONDS EAST ALONG SAID NORTH LINE. 20.00 FEET TO THE POINT OF BEGINNING; SAID PROPERTY CONTAINING 680 SQUARE FEET (0.0156 ACRES) MORE OR LESS.

LOT AREA: 0.67 ACRES



SCALE: 1 IN. = 40 FT.

NORTH AVENUE (RTE. 64)



ORDER NO.: 2342

DJA CIVIL ENGINEERS & SURVEYORS

Dave Johnson and Associates, Ltd.
 312 S. Hale Street
 Wheaton, Illinois 60187
 ph. 630 752 8600 fax. 630 752 9556
 e-mail: DJA@DJAonline.net

SURVEYORS NOTE:
 CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND REPORT ANY DISCREPANCY AT ONCE. BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

STATE OF ILLINOIS)
 COUNTY OF DuPAGE) S.S.

I, WARREN D. JOHNSON, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED AT WHEATON, IL. THIS 9TH DAY OF JANUARY A.D. 2006

ILLINOIS REGISTERED LAND SURVEYOR NO. 2971