

545

Lamont Road
Elmhurst, IL

- Class A construction with immediate access to I-290
- Low, sustainable DuPage County tax base
- Rare modern building in sought after Elmhurst location
- Minutes from Interstate 290

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Class A Construction

150,010 SF | Divisible to 50,000 SF
Q1 2022 Delivery



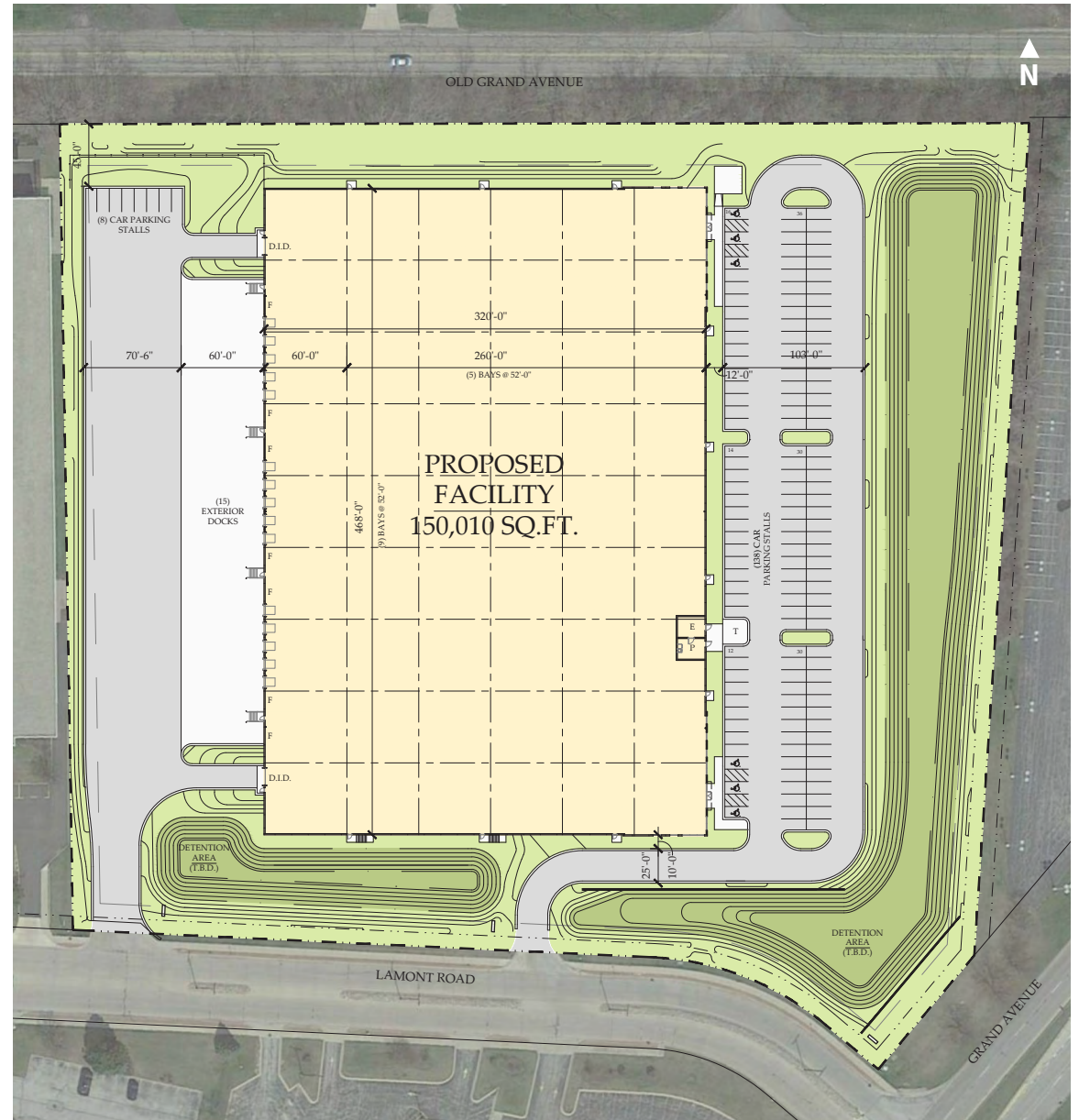
Sterling Bay



SITE PLAN

Specifications

WAREHOUSE	150,010 SF (Divisible to 50,000 SF)
OFFICE	To suit
CLEAR HEIGHT	32'
TYPICAL BAY	52' x 52'
SPEED BAY	60'
EXTERIOR DOCKS	15 (expandable)
DRIVE-IN DOORS	2
CAR PARKING	146 stalls
SPRINKLERS	ESFR
LIGHTING	LED
LEASE RATE	Subject to offer



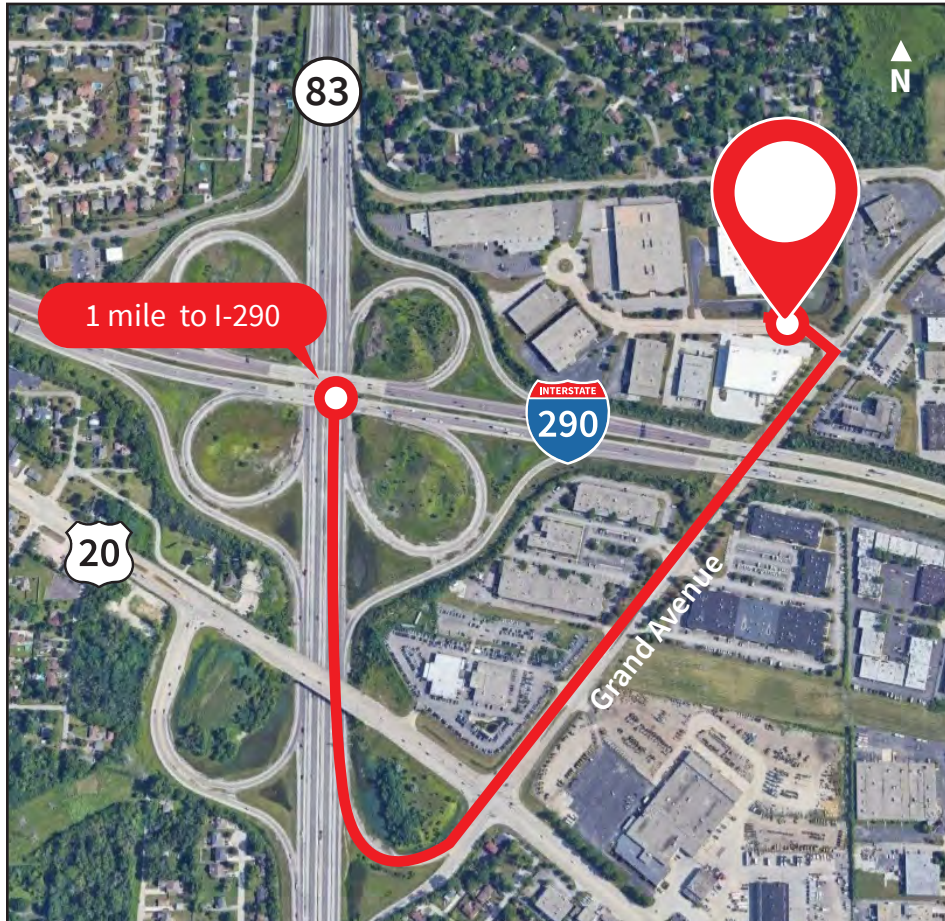
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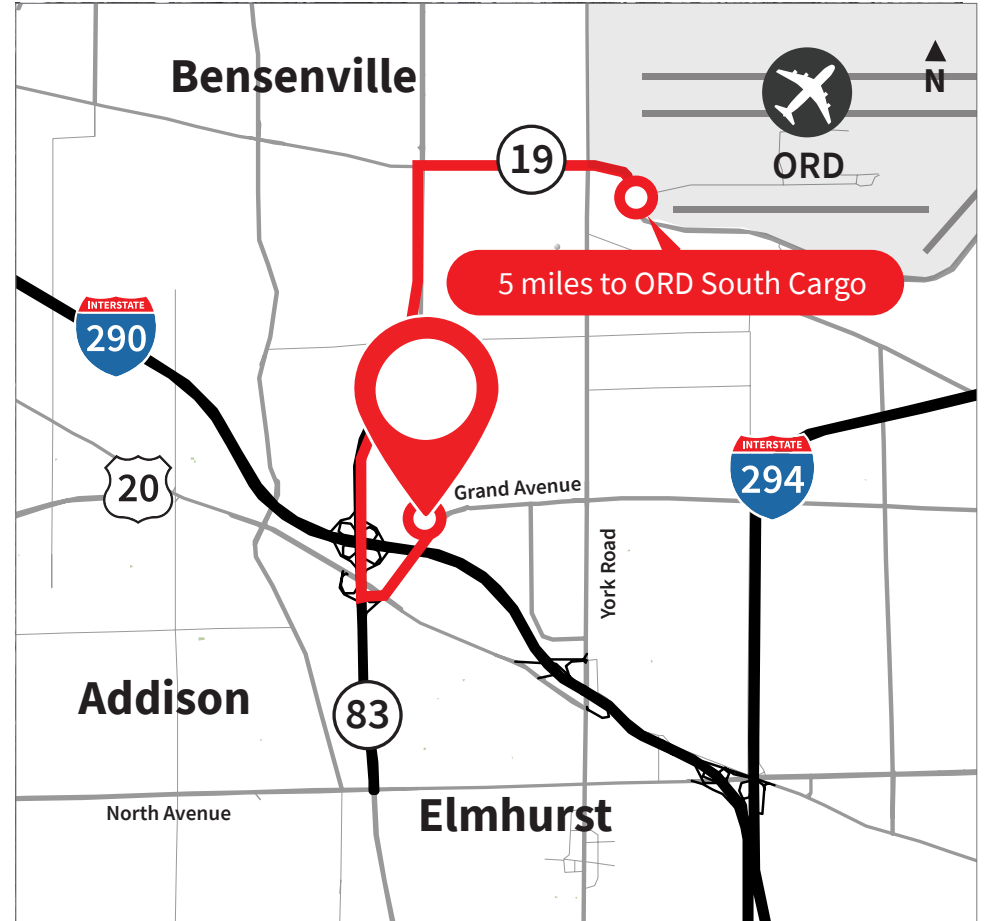


SITE ACCESS

I-290 Access



Airport Access



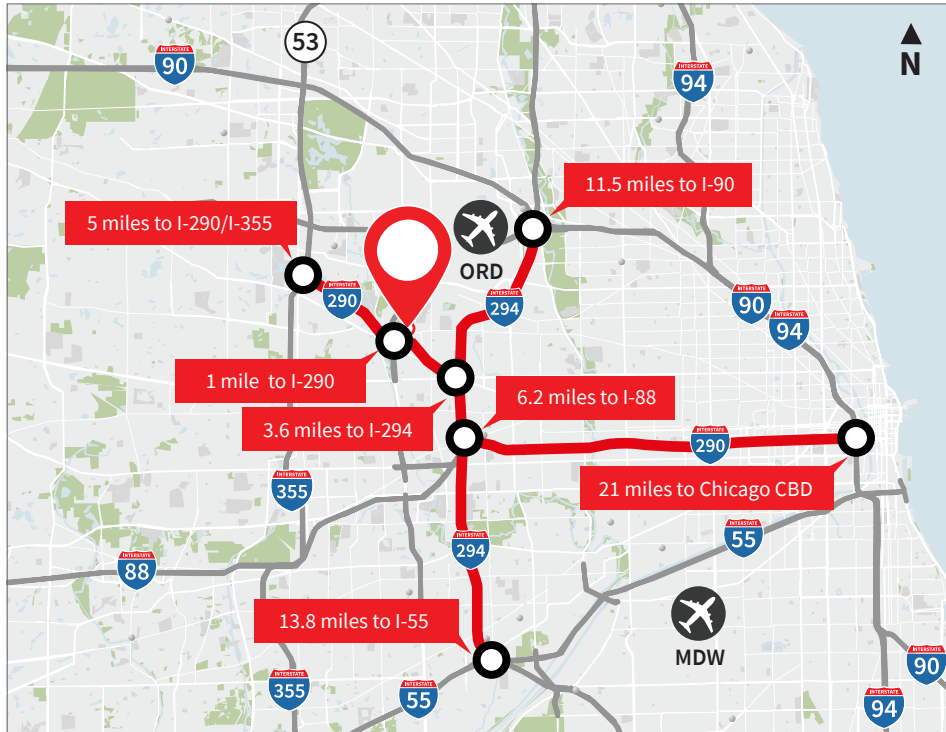
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LOCATION FEATURES

Chicagoland Location



FedEx Freight Elmhurst:	2.9 miles	UP Railway Global 2:	4.4 miles
ORD South Cargo:	3.9 miles	ORD North Cargo:	7.3 miles
UPS Addison Hub:	4.1 miles	Midway Int'l Airport:	26.3 miles

Local Users (1 Mile Radius)

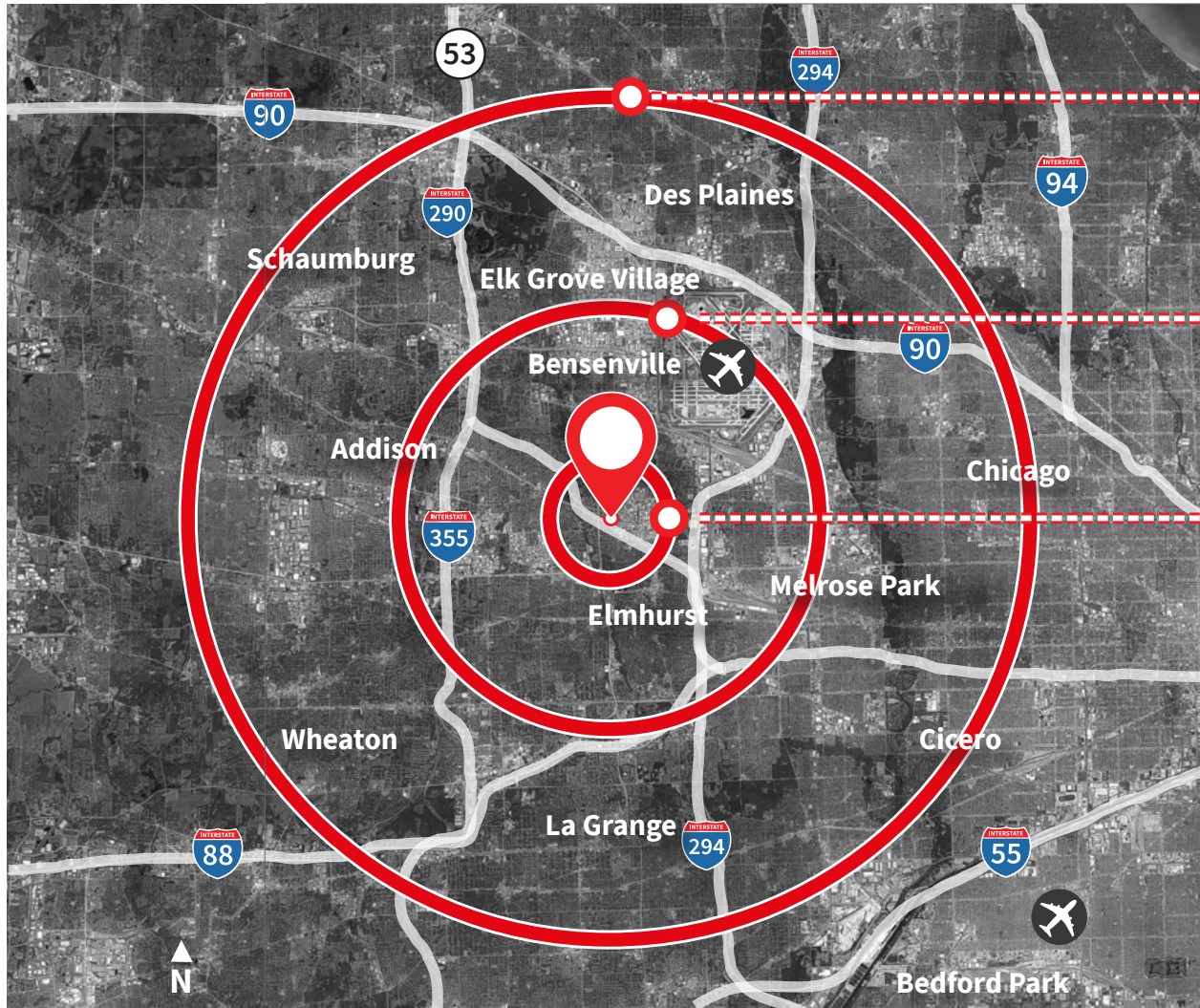


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LOCAL DEMOGRAPHICS



10 miles

Total Population: 1,318,329
Total Labor Force: 713,605
Blue Collar Workers: 263,665

5 Miles

Total Population: 251,701
Total Labor Force: 135,943
Blue Collar Workers: 65,442

1 Mile

Total Population: 5,943
Total Labor Force: 3,228
Blue Collar Workers: 936

545 Lamont offers a location advantage like no other. A convenient 10 mile drive features numerous shipping and intermodal centers along with access to all major Chicago area expressways.

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