

# 6,000 SF Industrial Property For Sale



**BROWN**  
COMMERCIAL GROUP, INC.

**50 JOEY DRIVE, ELK GROVE VILLAGE, IL 60007**

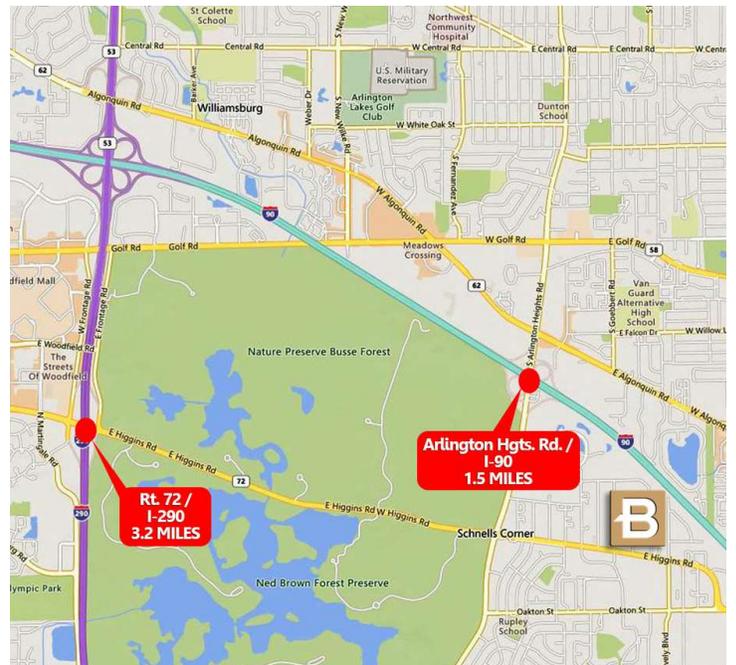


## LOCATION DESCRIPTION

Established industrial park location in desirable O'Hare market area.  
Easy access to major transportation routes.

## PROPERTY OVERVIEW

- 6,000 SF Free-standing building
- 1,000 ± SF Offices
- 12' Clear Ceilings
- 1 Dock
- 1 Drive-in Door
- 200 Amp Power
- Parking for 12 Cars
- Tenant in place through 11/30/28
- Recent updates include new fire alarm and replaced concrete in truck dock.
- Sale Price Subject to Offer



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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

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### TENANT INFORMATION

- Tenant: Thermal Process Holdings, Inc.
- Lease Expiration: 11/30/2028
- Rent: \$6,500/month (\$13.00/SF MG)
- Annual Increases: 3%
- Property Taxes: \$28,251.41 (2024)
- Tenant is responsible for all utilities, snow removal/landscaping, HVAC maintenance, and property taxes above base year stop (2024).



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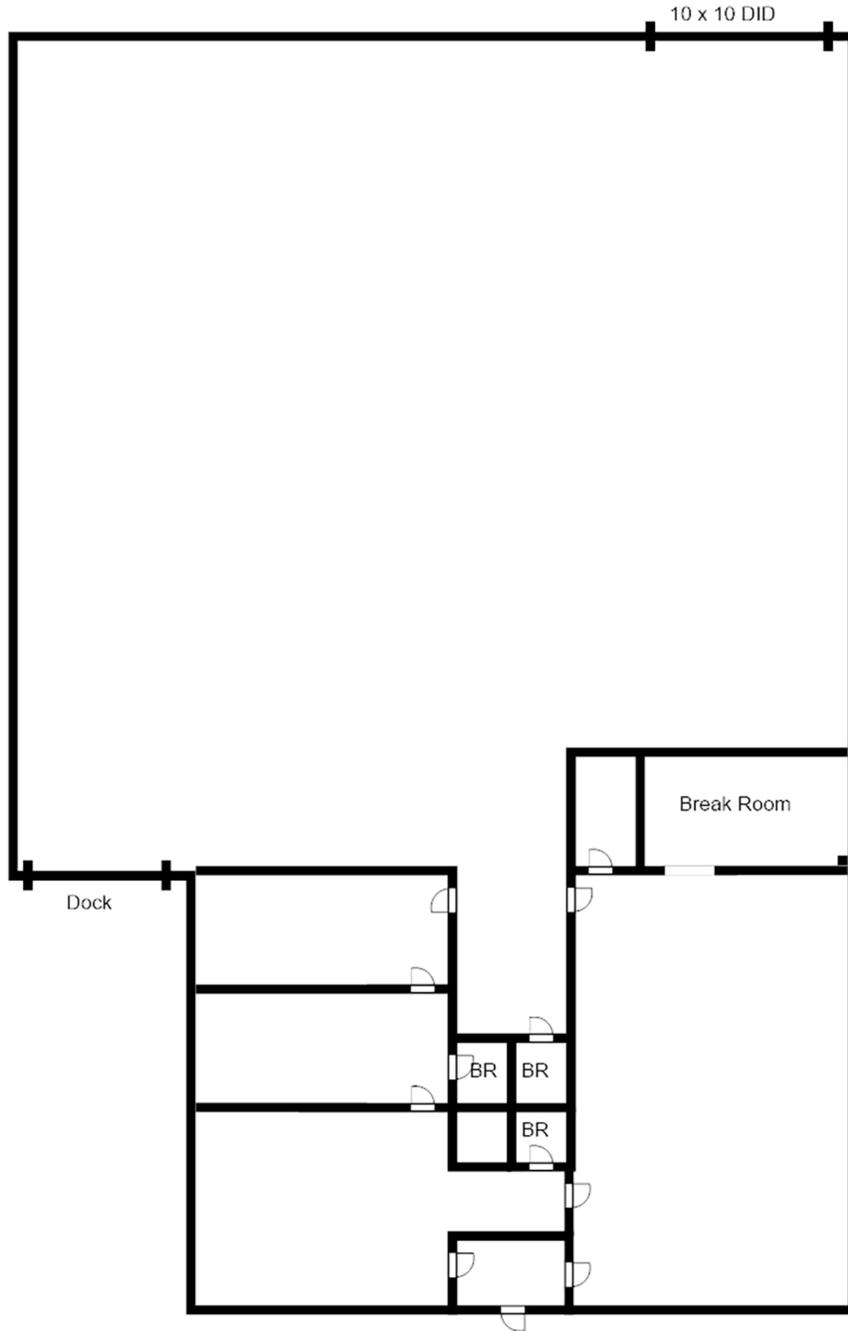
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