

# 3,700 SF

## Industrial Property For Lease



**BROWN**  
COMMERCIAL GROUP, INC.

**700 NORTH LARCH AVENUE, ELMHURST, IL 60126**



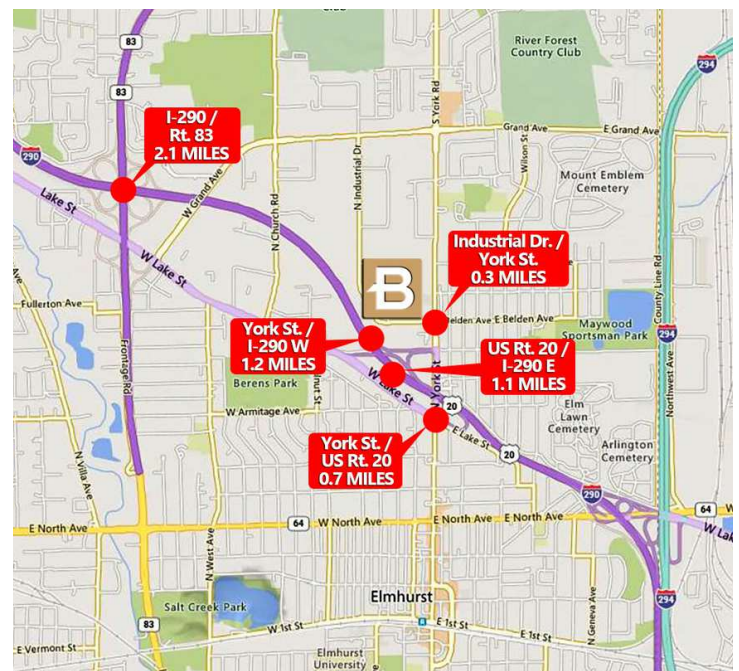
### LOCATION DESCRIPTION

Established industrial park location with easy access to major transportation routes via nearby US Rt. 20, I-290, Rt. 83.

SPACES	LEASE RATE	SPACE SIZE
700	\$13.50 SF/yr	3,700 SF

### PROPERTY OVERVIEW

- 3,700 SF In-line Unit Available
- 400 ± SF Offices
- 12'6" Clear Ceilings
- 1 Drive-in Door (10' x 12')
- 600 Amp, 220 Volt Power
- Recent improvements made include newly painted office and warehouse, new restrooms, new furnace
- Common Parking
- Lease Rate: \$13.50/SF Modified Gross



**PAT CROWLEY**

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**TRINITY SCURTO, SIOR**

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007



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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



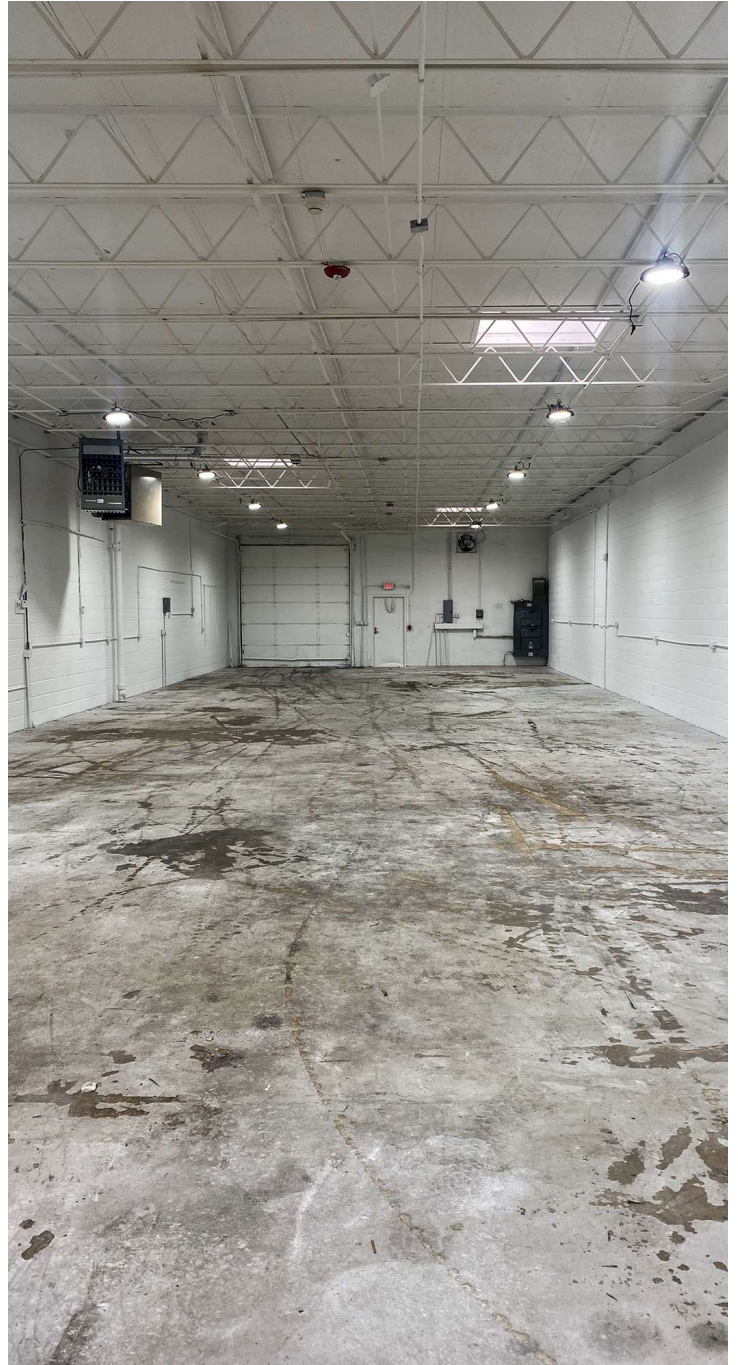
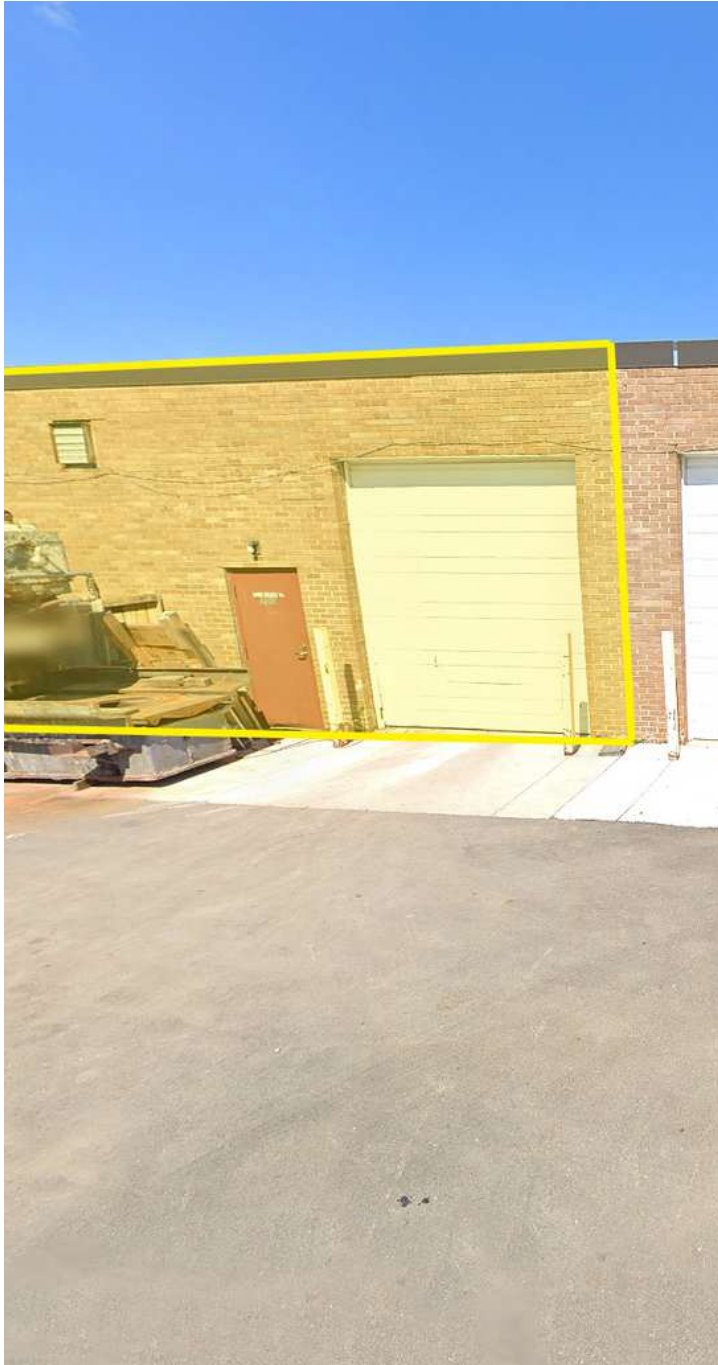
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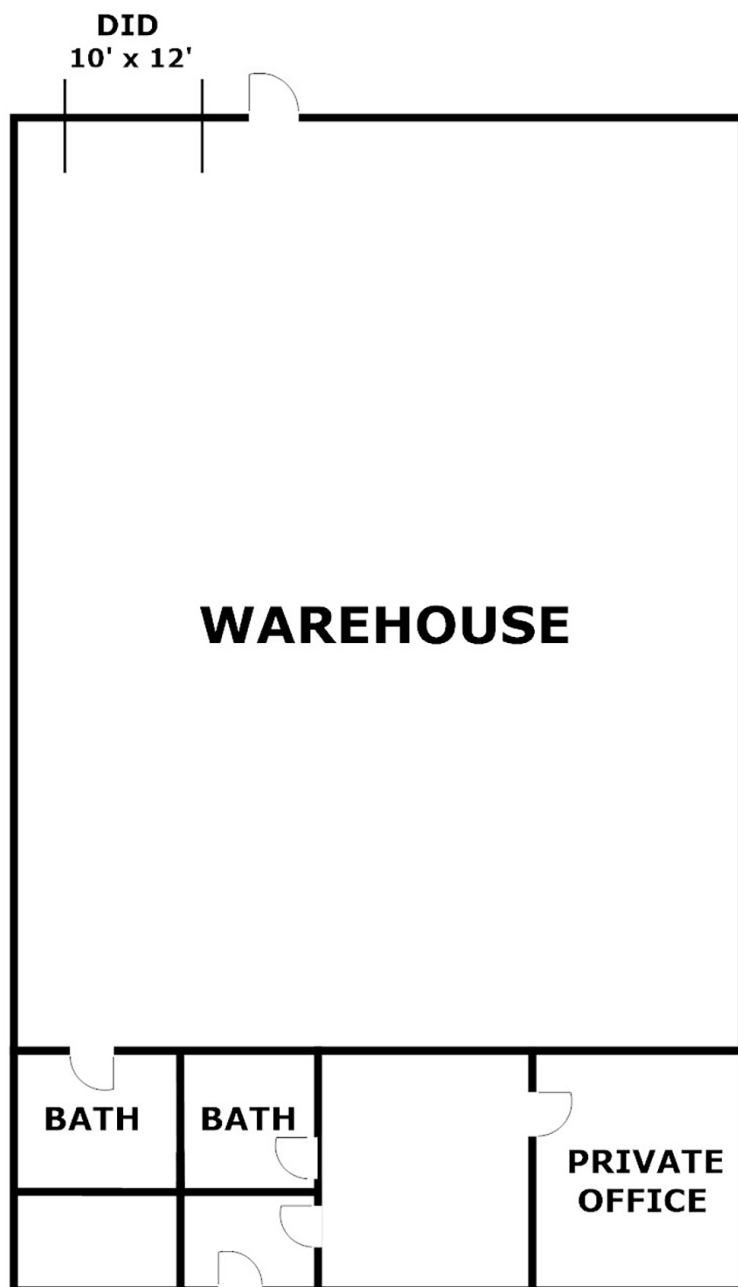
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