

9,920 SF

Industrial/Flex Property For Lease



BROWN
COMMERCIAL GROUP, INC.

1201 WILEY ROAD, SCHAUMBURG, IL 60173



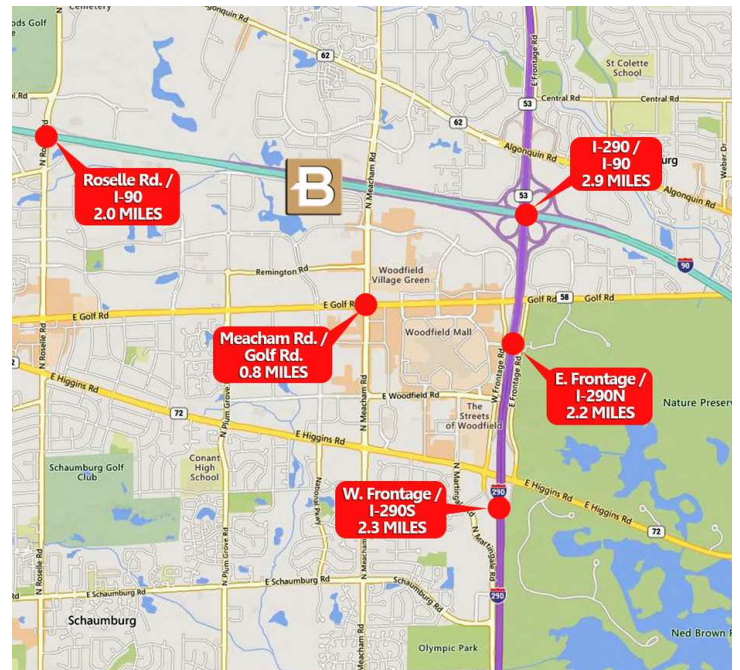
LOCATION DESCRIPTION

Established industrial park with I-90 exposure.

SPACES	LEASE RATE	SPACE SIZE
150	\$12.50 SF/yr	9,920 SF

PROPERTY OVERVIEW

- 1 Unit Available
- 15' Clear Ceilings
- 2 Common Docks & Some Units Have Drive-in Doors
- Quality flex / light industrial building in northern Schaumburg with great visibility, easy access
- Institutionally owned and managed
- Tenant Improvement Allowance Provided By Ownership
- CAM/Taxes: \$4.95/SF
- Lease Rate: \$12.50/SF Net



MASON HEZNER

847.758.9200 x306

MHEZNER@BROWNCOMMERCIAL.COM

CANDACE SCURTO

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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

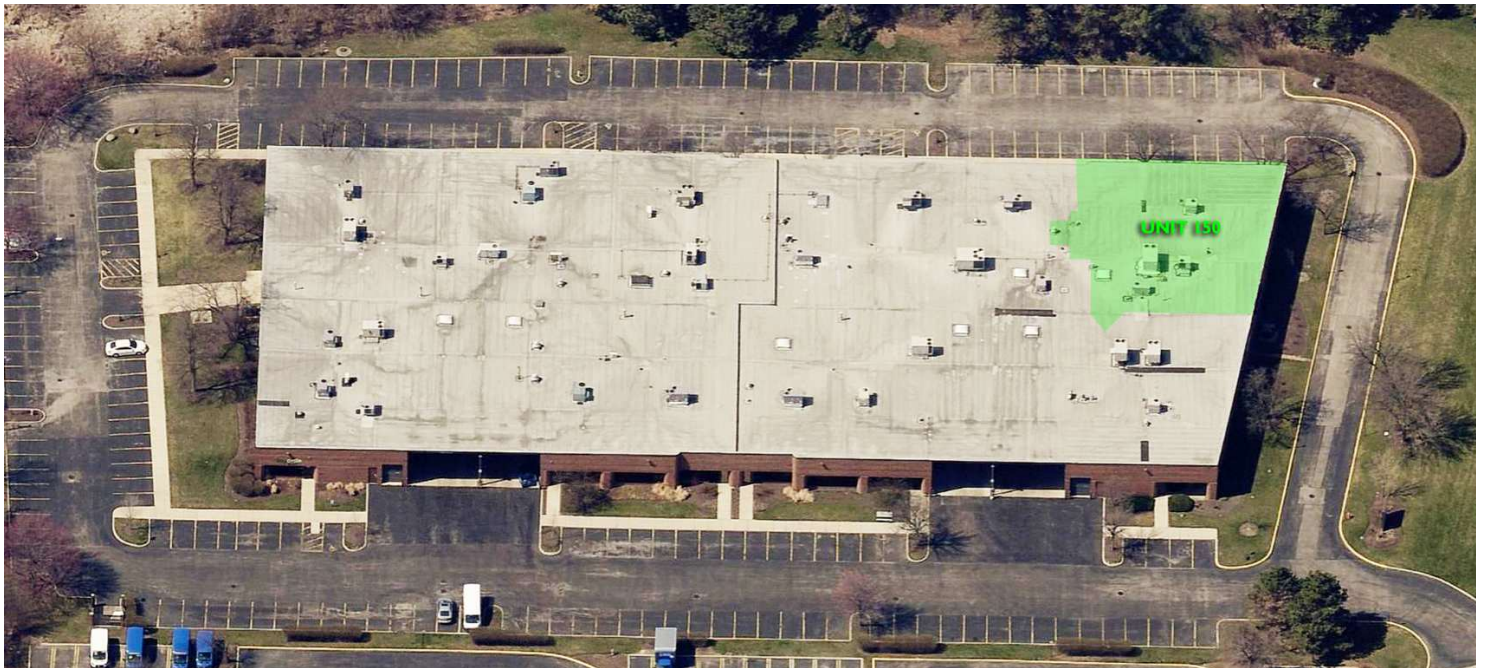
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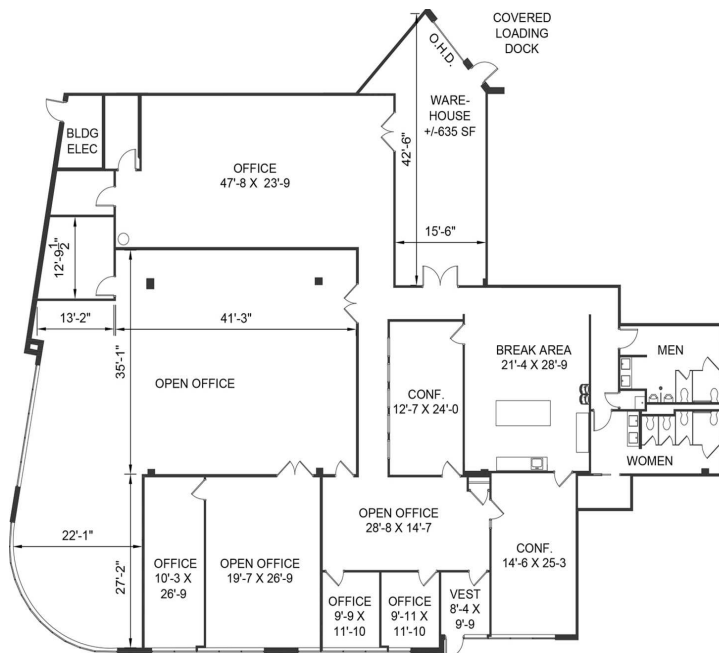
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UNIT 150

- 9,920 SF
- Approximately 30% Office Space
- Approximately 60% Lab Space
- Approximately 10% Warehouse
- 15' Clear Ceilings
- 2 Common Docks
- 1 Common DID
- 200 Amp, 120/208 V, 3 Phase Power
- CAM / Taxes: \$4.95/SF
- Lease Rate: \$11.95/SF Net
- Available 4/1/25

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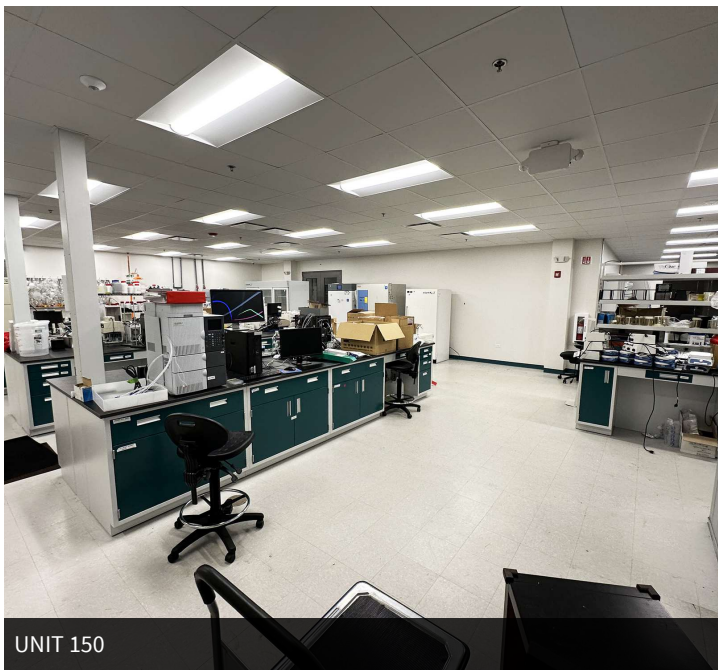
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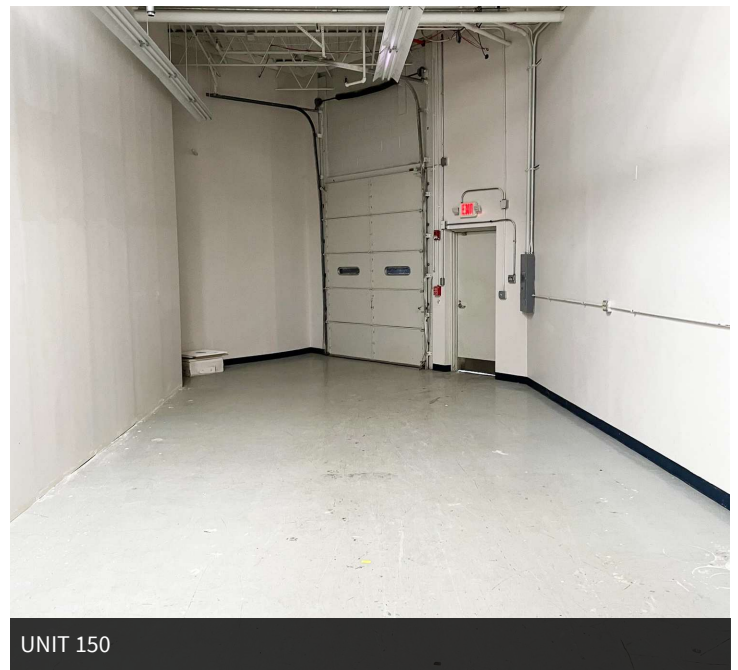
UNIT 150



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