

# For Sale

AVAILABLE:  
**10,000 SF**

## 825 Nicholas Blvd Elk Grove Village, IL

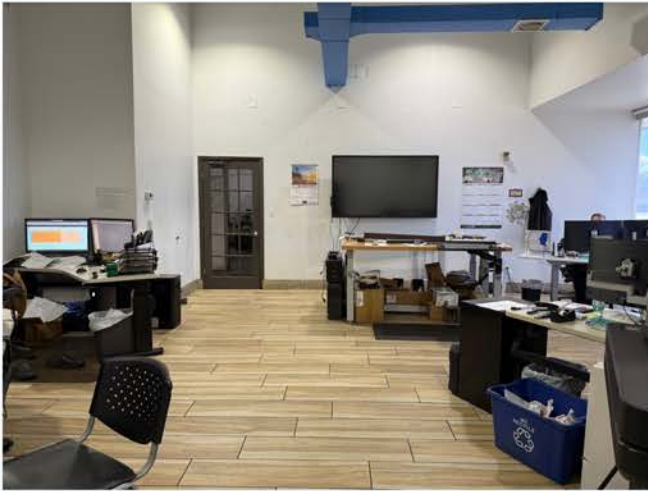
AVAILABLE:	10,000 SF
LAND:	35,284 SF (0.81 ACRES)
OFFICE:	+/-2,000 SF
CONSTRUCTION:	MASONRY
PARKING:	24 STALLS
YEAR BUILT:	1974
CEILING HEIGHT:	14'
POWER:	TO BE CONFIRMED
LOADING:	1 EXTEIOR LOADING DOCK & 1 DRIVE-IN DOOR
HVAC:	FULLY AIR-CONDITIONED
SPRINKLER:	NO
ZONING:	I-1 (RESTRICTED INDUSTRIAL DISTRICT)
REAL ESTATE TAXES:	\$15,767.31 (\$1.57 PSF)
SALE PRICE:	\$1,800,000 (\$180 PSF)

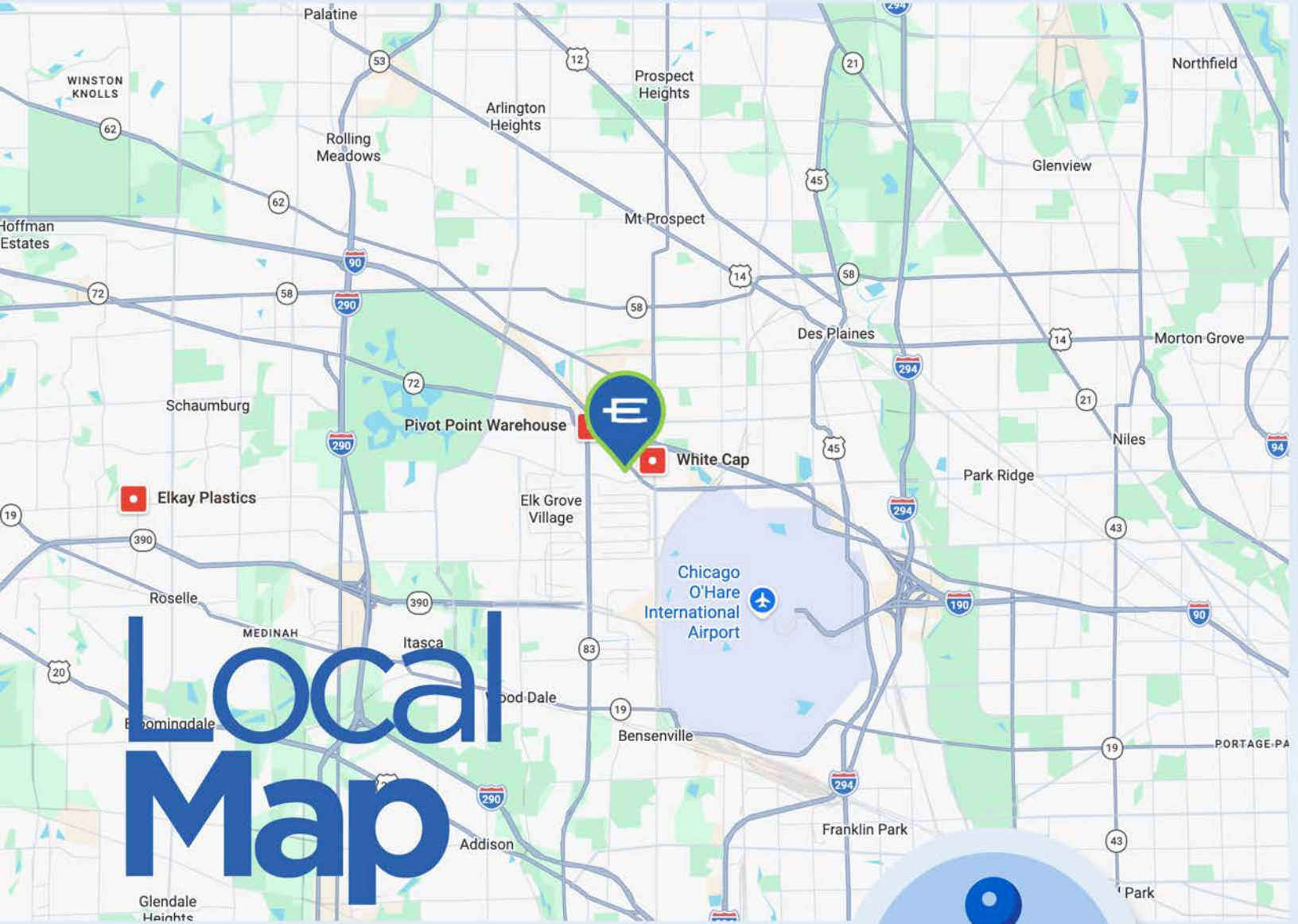
-  Clean, Freestanding Facility
-  Potential Outdoor Storage
-  Great Hwy Access; Nearby I-90
-  Existing Class 6B Tax Incentive

### Presented By:

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# Property Photos






# Local Map

**825 Nicholas Blvd**  
Elk Grove Village, IL



**Great Highway Access**



**Nearby I-90**



**Close Proximity to O'Hare**



# Location



## Cook County

Situated at the core of the Chicago metropolitan area, Cook County offers unmatched access to global markets, world-class transportation networks, and a deep, diverse talent pool. With a robust economic base, thriving urban centers, established industrial districts, and strong infrastructure, the region supports innovation, expansion, and long-term business success.



### Diverse Industry Mix

A broad economic base spans finance, technology, healthcare, logistics, manufacturing, and creative industries—driving stability and opportunity.



### Educated Workforce

A deep talent pipeline supported by leading universities and specialized training programs equips employers with highly skilled professionals.



### Extensive Transportation

Global connectivity is powered by major interstates, extensive public transit, freight networks, and two international airports.



### Varied Housing Options

From vibrant city neighborhoods to quiet suburban areas, the region offers housing to fit different lifestyles, needs, and budgets.



### Excellent Quality of Life

Rich cultural attractions, renowned dining, expansive parks, and top-tier entertainment create a dynamic, livable environment.



### Reliable Utilities

Established infrastructure and strong service providers deliver consistent, dependable utilities that support growth and development.



### Medical and Healthcare Facilities

Home to nationally recognized hospitals, research centers, and specialty clinics, the region offers comprehensive, advanced healthcare.



### Business Friendly Communities

Local governments promote investment through development resources, strategic incentives, and supportive economic partnerships.



**Exclusively  
Presented By:**

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