



Elk Grove Village - Freestanding Industrial Opportunity

201 Bond St, Elk Grove Village, IL 60007



LEASE RATE **\$12.95 SF/YR**

OFFERING SUMMARY

Available SF:	11,100 SF
Loading:	One dock (Int.) & Two drive-in-doors
Office:	1,300 SF (approx.)
Lease Rate:	\$12.95 SF/yr (MG)
Ceiling Height:	14.5' clear
Lot Size:	0.57 Acres
Year Built:	1984
Power:	200 Amp; 3-phase

PROPERTY OVERVIEW

Introducing a rare, smaller standalone industrial leasing opportunity at 201 Bond St, Elk Grove Village, IL. Standalone property with rear parking, interior loading dock & to drive-in-doors. 14.5 foot clear height. Building is under new ownership & professional management and ready to serve your business's growth. Make-ready work in process: new office remodel & lighting will be in place shortly. Perfect for contractors, distribution uses, and light manufacturing.

LOCATION OVERVIEW

Elk Grove Village location just blocks from the Elk Grove Commerce Park. Convenient access to O'Hare International Airport and I-90 4-way interchange at Arlington Heights Road. Busse Woods Forest Preserve minutes away: scenic trails for employees. Strong business environment for industrial uses.

PROPERTY HIGHLIGHTS

- -Rare standalone industrial space under 20,000 SF
- -One loading dock + Two DIDs (drive-in-door)
- -1,300 SF office area (approx)
- -14.5 foot clear height in warehouse
- -New lighting and office remodel (in process)

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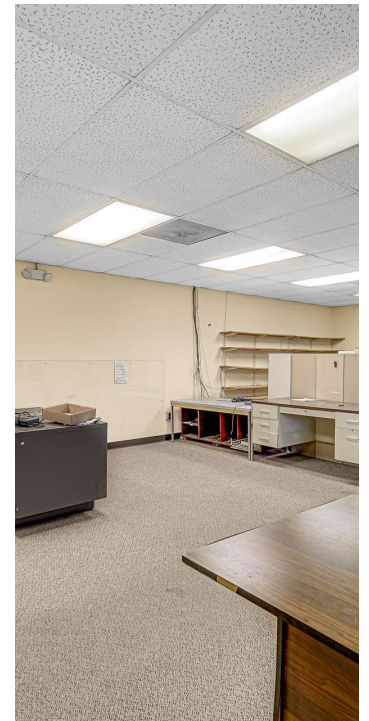
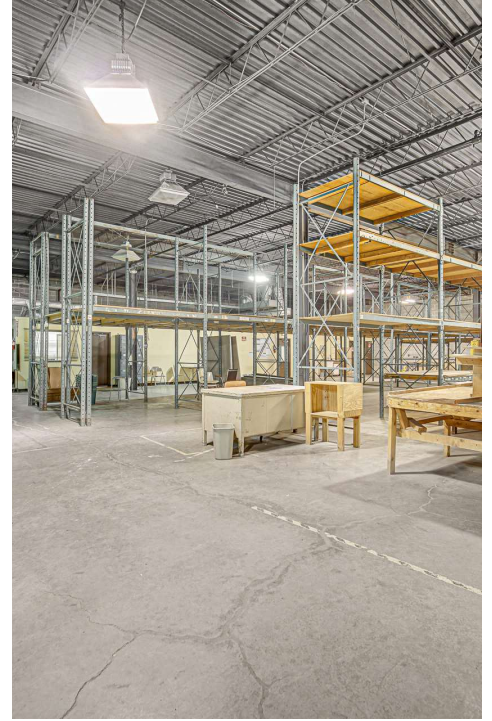
No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.





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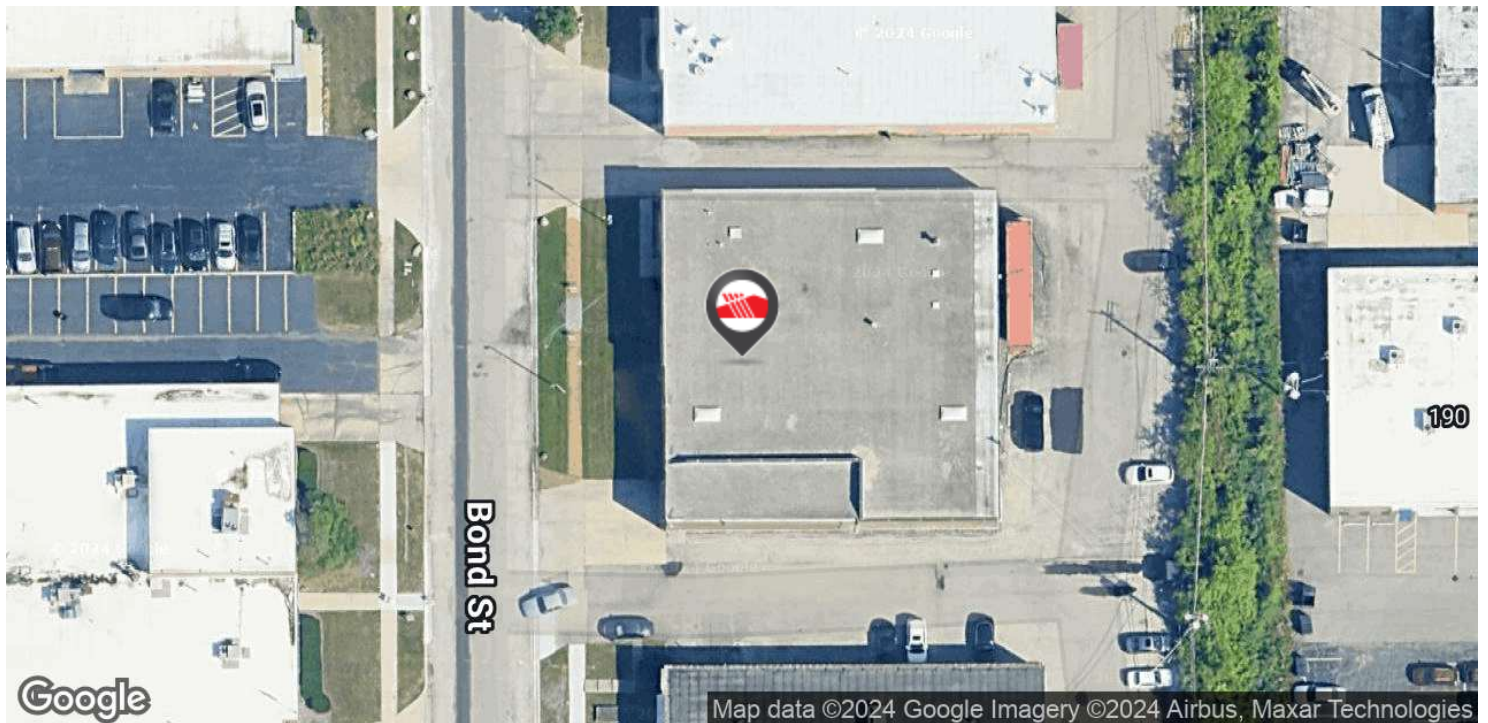
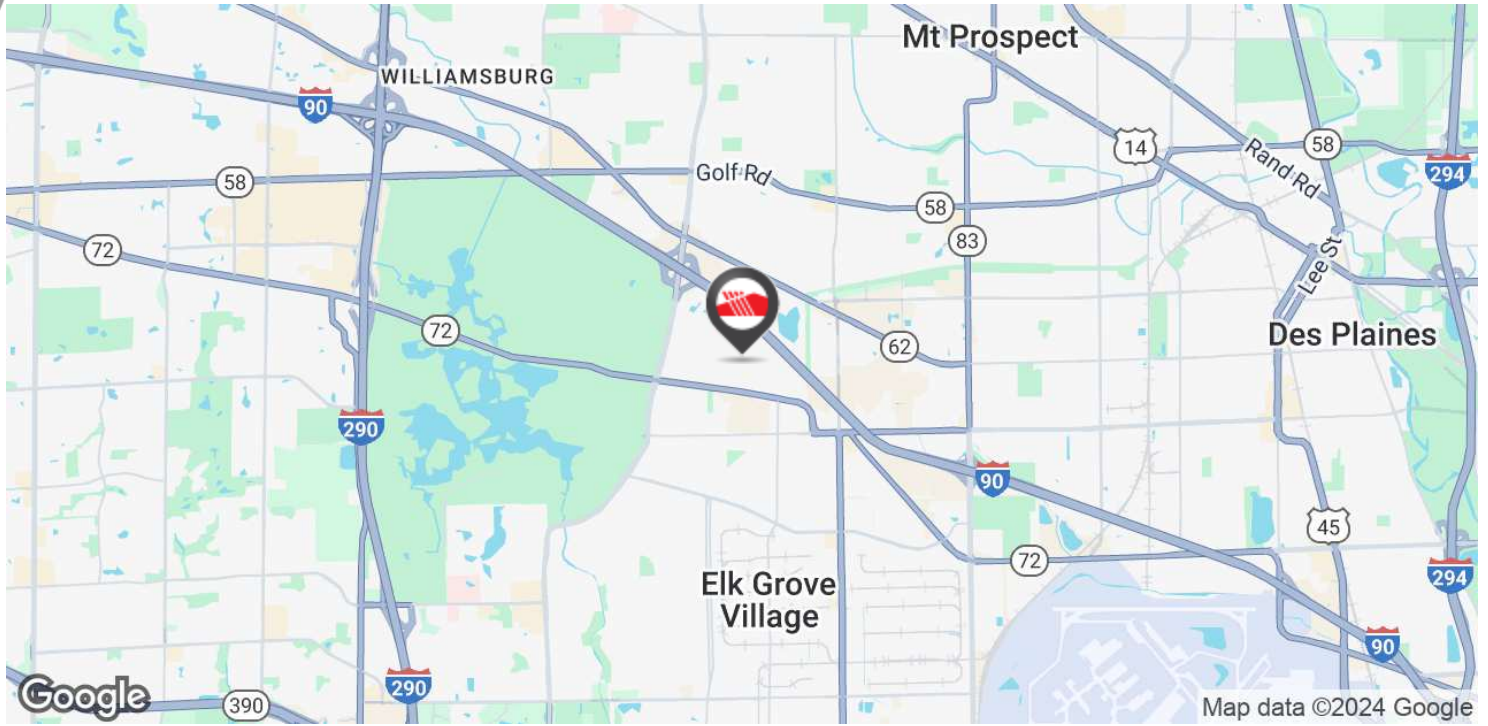
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