

# 1221 JARVIS AVENUE

ELK GROVE, IL

**FORTINO**  
REAL ESTATE GROUP



## BUILDING SUMMARY

Property Address:	1221 Jarvis Ave, Elk Grove Village, IL
Brokers:	Adam Fortino, Conner Stejskal
Building Size:	5,000 SF
Year Built:	1985
Electrical:	3-Phase 240 Volts
HVAC System:	Rooftop Heating & Cooling Units
PIN:	08-27-400-088

## LEASE SUMMARY

Building Size:	5,000 SF
Total Office:	1,935 SF
Lot Size:	15,002 SF
Lease Type:	Gross
Building Type:	Industrial Building
Rental Rate:	\$6,950/Month
Clear Height:	14' 4"
Drive in Door:	1 Drive In Door (14'x10')
Loading Dock:	1 Exterior Loading Dock (10'x10')



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## PROPERTY OVERVIEW

This well-located single-tenant industrial building in Elk Grove offers efficient warehouse space in one of the most established industrial submarkets in the Chicago area. Situated on approximately 0.34 acres, the facility totals 5,000 SF with a functional layout designed to support a variety of light industrial and distribution uses. The property features 14'4" clear height, one exterior truck dock, and one 14'x10' drive-in door, providing flexible loading capabilities for small to mid-size users.

With durable construction and a compact, easy-to-navigate site design, this building presents an excellent opportunity for tenants seeking accessible, well-located space to lease within the O'Hare industrial corridor.



Interstate 90  
2 Miles North



Interstate 290  
3 Miles South



O'Hare Int'l Airport  
6 Miles East



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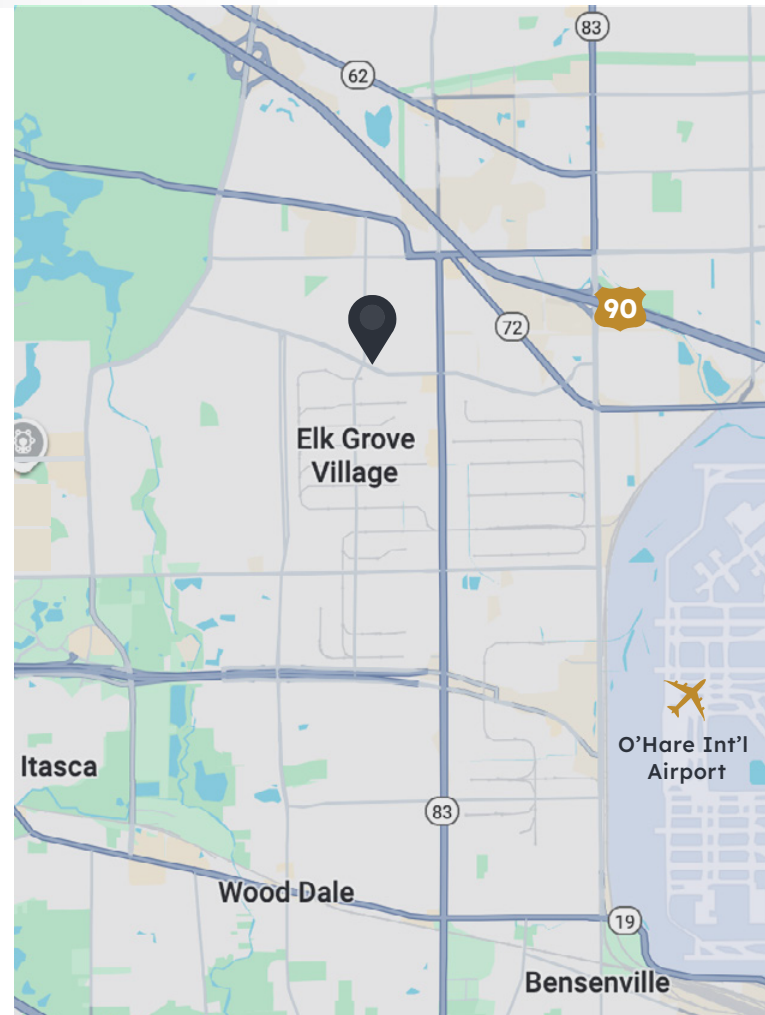
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## LOCATION OVERVIEW

Elk Grove Village, Illinois is a northwest suburb of Chicago, about 20 miles from Downtown Chicago. It sits mainly in Cook County with a portion in DuPage County. Home to over 62 million square feet of space within one of North America's largest industrial parks, the market boasts consistently low vacancy, strong demand, and a diverse business base spanning logistics, manufacturing, and technology.

Economically, Elk Grove hosts over 5,600 businesses, making it a powerhouse for the regional economy and a major contributor to Illinois exports.



## DEMOGRAPHIC SNAPSHOT

	1-Mile	3-Miles	5-Miles
2024 Population	5,231	65,160	231,760
2024 Households	2,060	25,725	89,934
Avg Household Size	2.50	2.50	2.50
Median Home Value	\$253,589	\$282,433	\$313,416
Avg Household Income	\$96,288	\$91,389	\$107,066
Median Age	41.90	41.00	42.50



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## LEAD INVESTMENT ADVISORS

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