

FOR SALE/LEASE

2500 TOUHY AVENUE

77,181 SF BUILDING

Elk Grove Village, IL 60007

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	77,181 SF
AVAILABLE SF:	38,304 SF
LOT SIZE:	3.4 Acres
NOI:	\$574,681
CAM [INCLUDING TAX]:	\$2.05 PSF (2020)
VIRTUAL TOUR:	View Here
SALE PRICE:	\$8,400,000
PRICE PSF:	\$108.83
LEASE RATE:	\$8.25 SF/yr Net

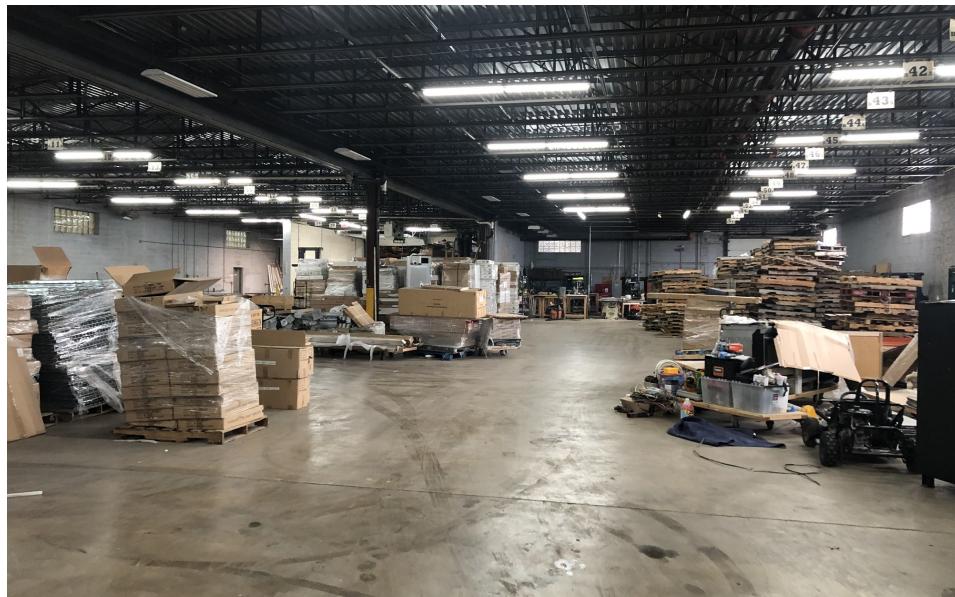
PROPERTY DESCRIPTION

SVN Chicago Industrial presents this 77,181 SF, two-story showroom distribution facility. Located in one of the largest industrial parks in North America, the building consists of two spaces that can be used as one space or split into two secure spaces. Building A is 56,000 SF with a 31,187 SF two-story premier showroom space, 24,813 SF high cube (32') warehouse space, two (2) exterior docks and two (2) drive-in-doors. Building B is 21,181 SF with a 16,681 SF warehouse, 4,500 SF office, one (1) exterior dock, 1 drive-in-door and 14' ceilings.

PROPERTY HIGHLIGHTS

- 38,304 SF first floor office and warehouse remaining for lease
- 3 Drive-in Doors / 3 Truck Level Docks (each is equipped with a leveler)
- 800-1,200 Amps/ 240-480 Volts
- 77 Car Parking Stalls
- 14.5' - 32' Clear Height

PROPERTY HIGHLIGHTS



LOCATION INFORMATION

STREET ADDRESS	2500 Touhy Avenue
CITY, STATE, ZIP	Elk Grove Village, IL 60007
COUNTY	Cook
SUB-MARKET	O'Hare
DISTANCE TO O'HARE AIRPORT	7.4 Miles

BUILDING INFORMATION

BUILDING SIZE	77,181 SF
TENANCY	Single/Multi
NUMBER OF CRANES	Crane Rails in Place
MAXIMUM CEILING HEIGHT	32'
MINIMUM CEILING HEIGHT	14' 5"
COLUMNS	30'W X 40'D
YEAR BUILT	2010
FREE STANDING	Free standing building with Multi-tenant capability
SPRINKLER	ESFR
HEATING	Gas

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:

Net

TOTAL SPACE:

38,304 SF

LEASE TERM:

Negotiable

LEASE RATE:

\$8.08

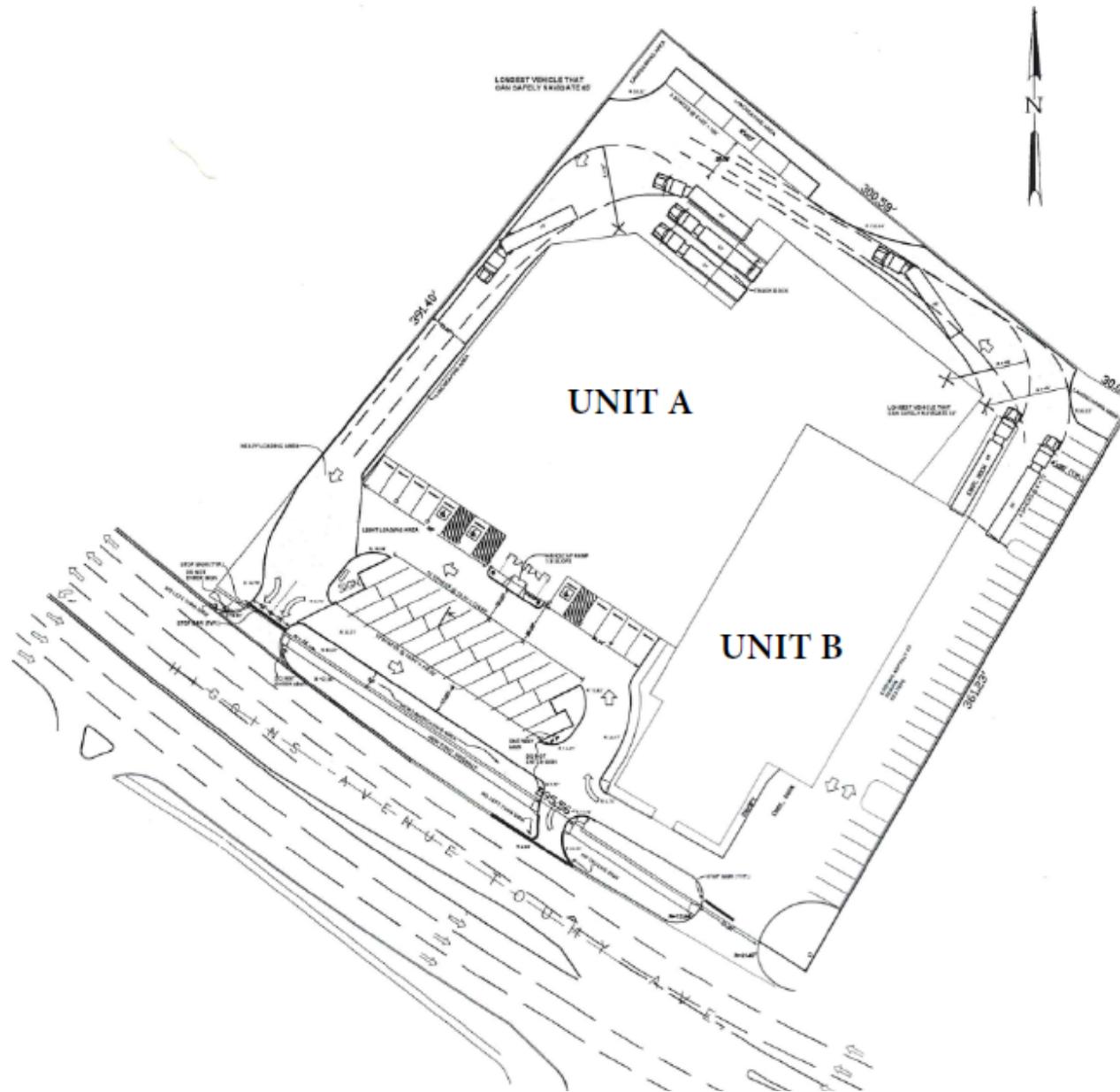
AVAILABLE SPACES

SUITE TENANT SIZE [SF] LEASE TYPE LEASE RATE DESCRIPTION

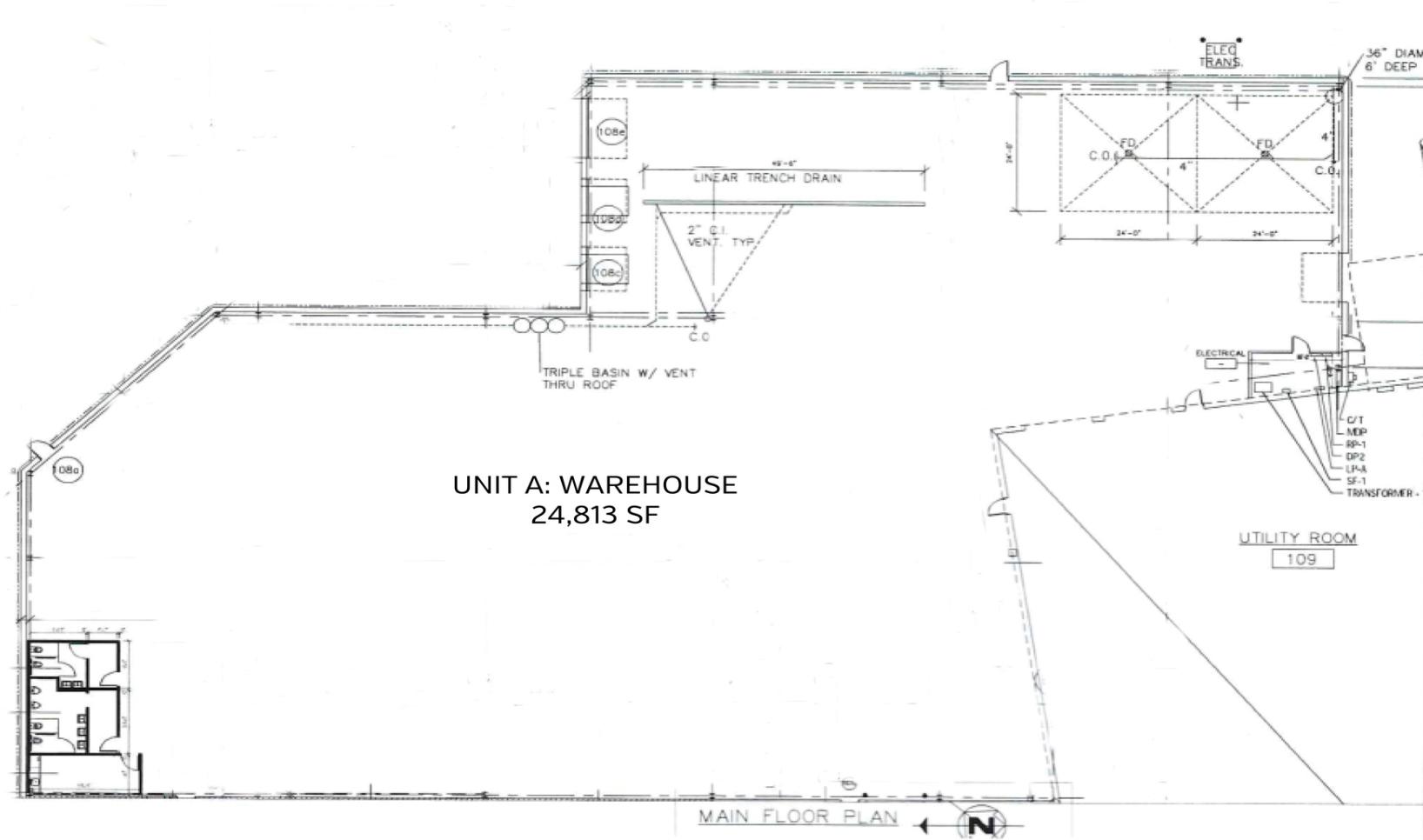
Unit A Available 38,304 SF Modified Net \$8.08 SF/yr

First Floor: 13,491 SF Premier Office/Showroom w/ Elevator - 15' Clear
Warehouse: 24,813 SF - 32' Clear with 2 docks, 2 Drive-in-Doors, Heavy
Power and LED Lighting

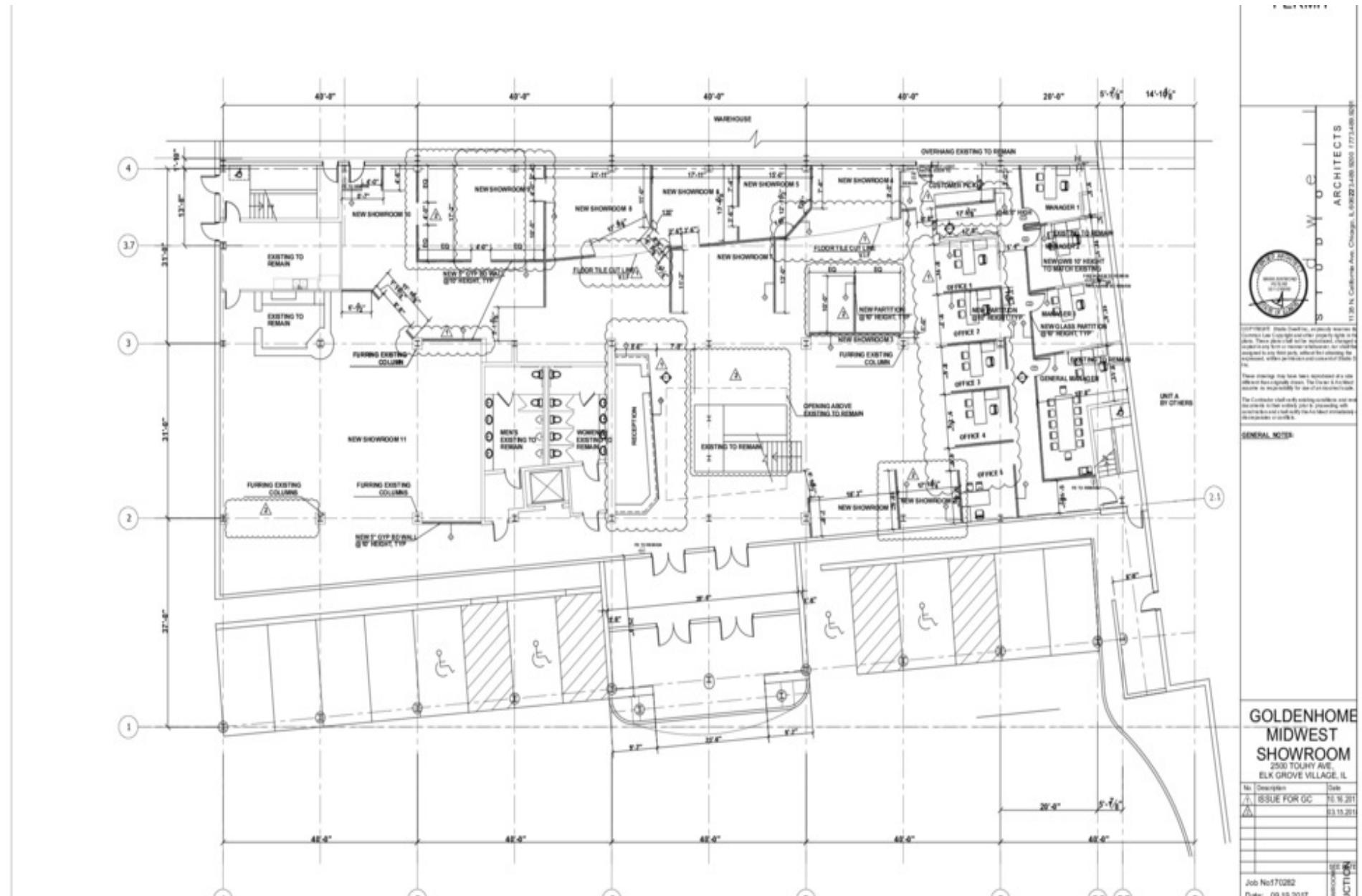
FLOOR PLAN



FLOOR PLANS - UNIT A WAREHOUSE



UNIT A FLOOR PLAN



AERIAL

