

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

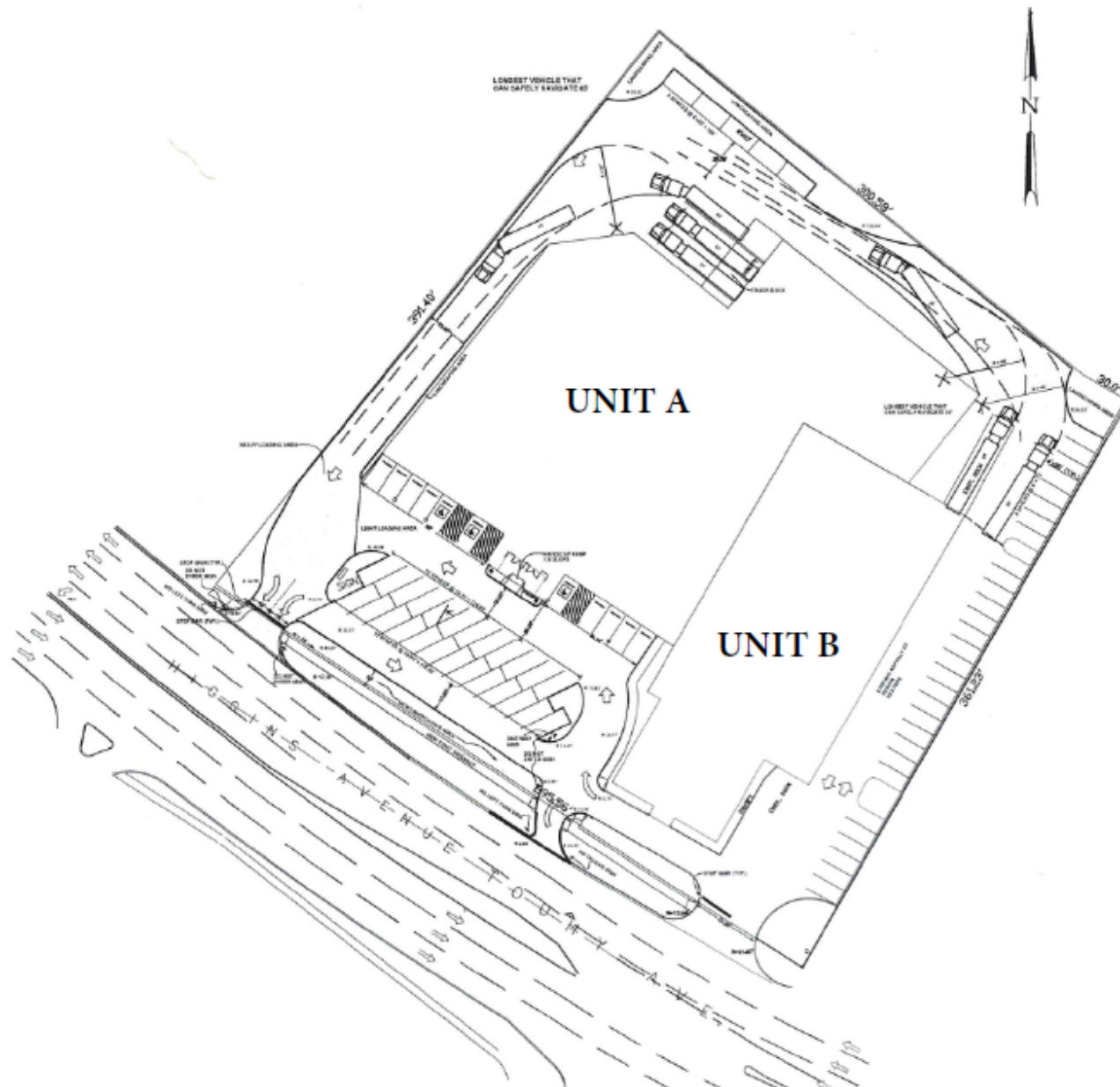
LEASE TYPE:	Net	LEASE TERM:	Negotiable
TOTAL SPACE:	38,304 SF	LEASE RATE:	\$8.08

AVAILABLE SPACES

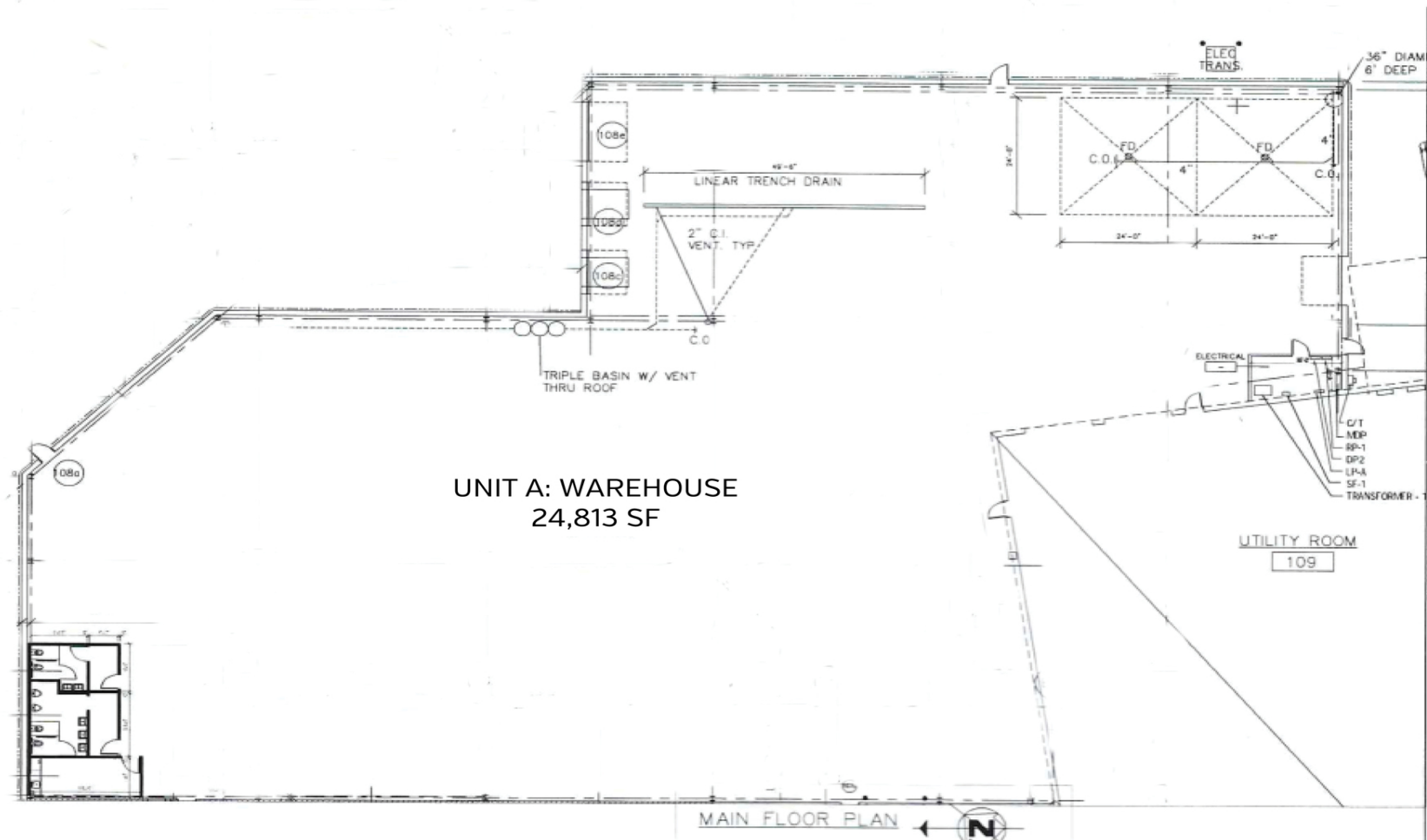
SUITE TENANT SIZE [SF] LEASE TYPE LEASE RATE DESCRIPTION

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
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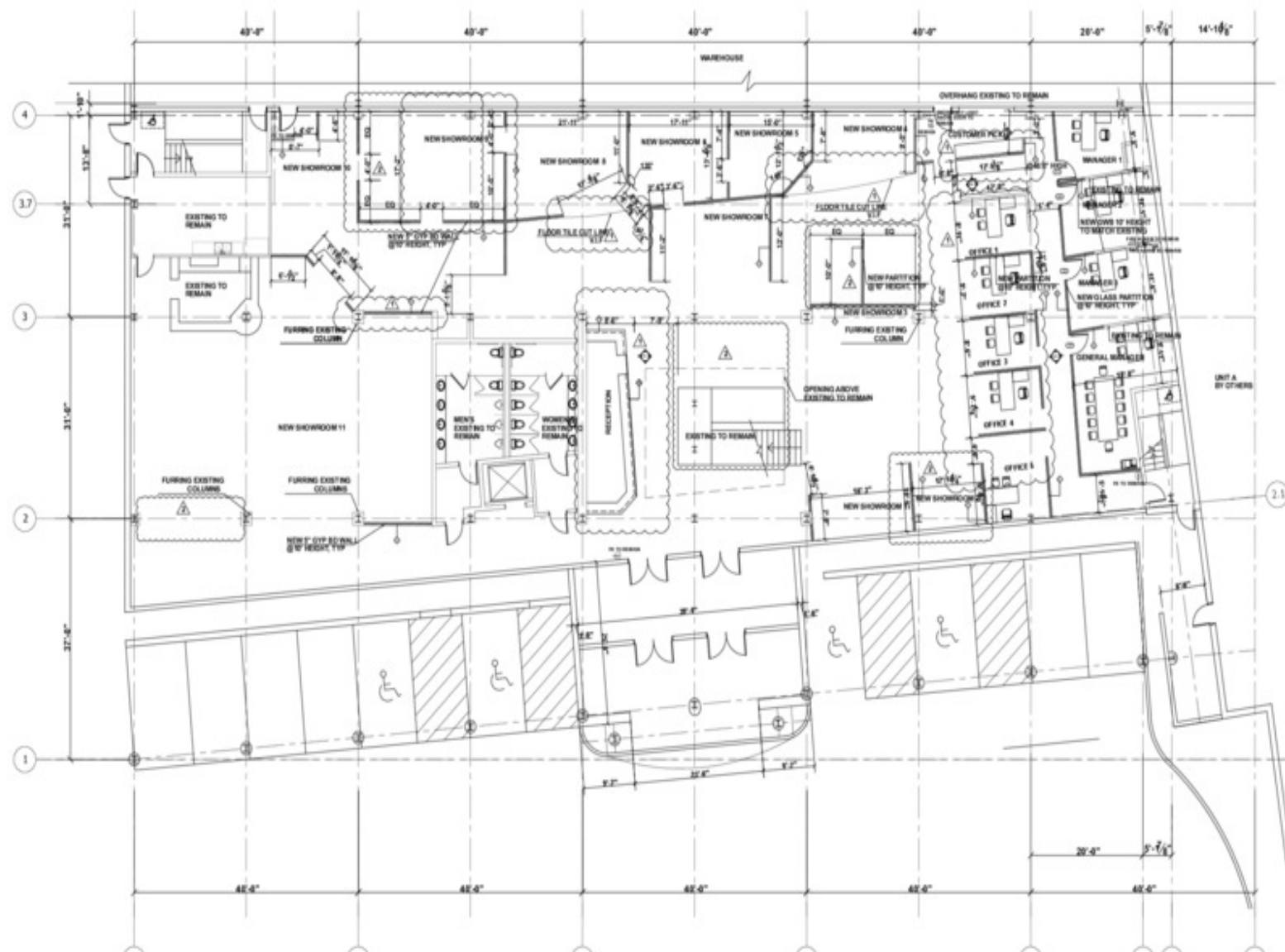
FLOOR PLAN



FLOOR PLANS - UNIT A WAREHOUSE



UNIT A FLOOR PLAN



11.35 N. Collins Ave. Chicago, IL 60622 314.800.8000 177.1488.8289

ARCHITECTS

1777 HIGHT: (make drawing, already issues of
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different from the original source. The architect is not
responsible for any errors or omissions in the
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make any necessary changes to the drawings in accordance
with the field and a field note shall be submitted immediately
to the architect.

GENERAL NOTES:

**GOLDENHOME
MIDWEST
SHOWROOM**
2500 TOUHY AVE.
ELK GROVE VILLAGE, IL

No.	Description	Date
1	ISSUE FOR GC	10.16.2017
2		03.15.2018

Job No: 170282
Rev: 10.16.2017

SEE 101
ACT 101

