



USER/INVESTOR OPPORTUNITY

Strategically Located Industrial Facility

Building Highlights

Total Building SF:	104,394
Available SF:	104,394 (Divisible to 35,579)
Office SF:	10,570
Ceiling Height:	18'-22'
Interior Docks:	5
Drive-in Doors:	1
Crane:	7.5-ton
Power:	1,600a; 277/480v; 3-p; 4-wire
Auto Parking:	+/-110 Spots
Taxes (2024 Paid 2025):	\$2.85/SF
Sale Price:	Subject to Offer

For more information, please contact:

Brian Colson

Principal, Industrial Services
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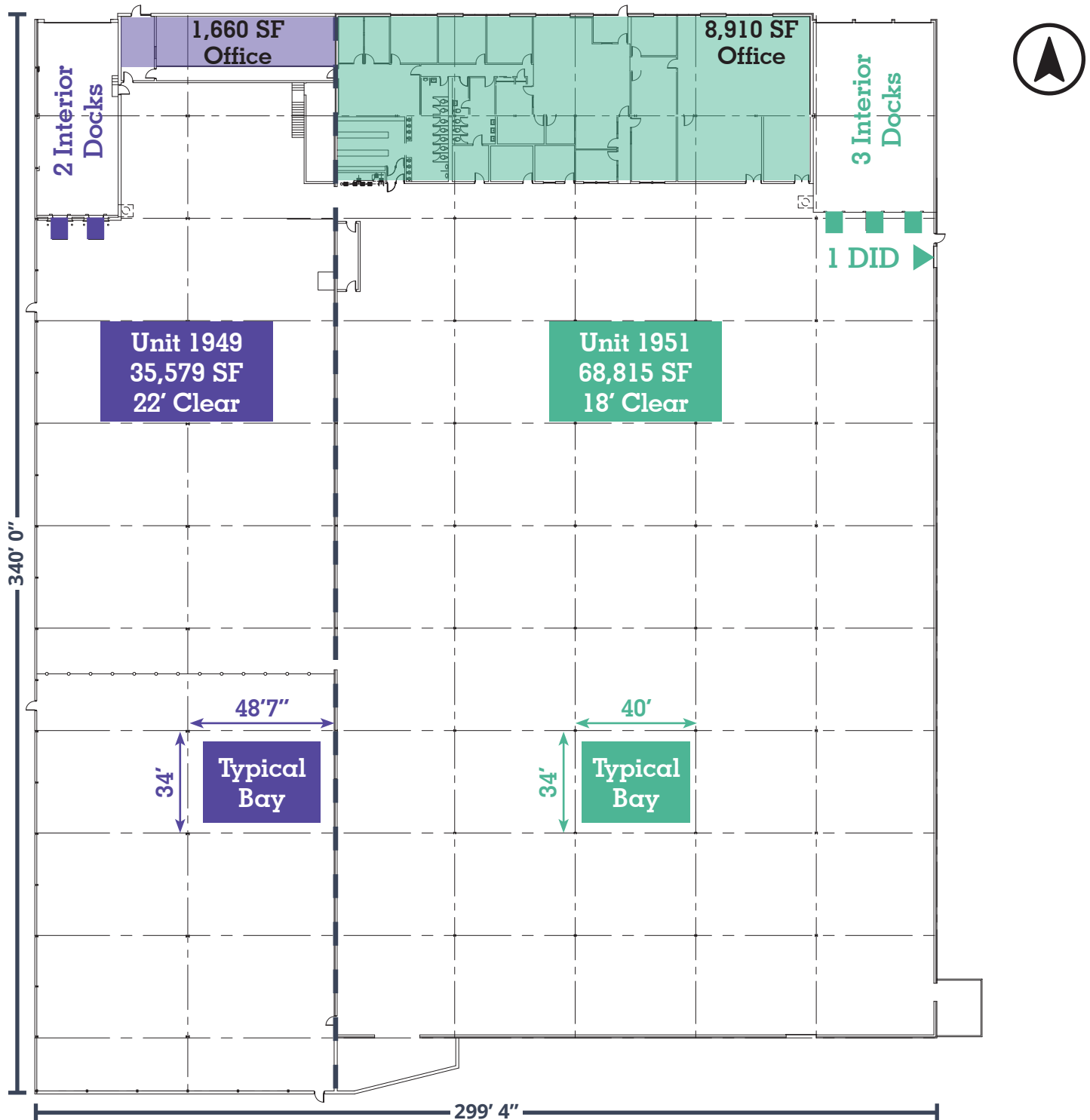
Brian Pomorski

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Building Layout

104,394 SF

Warehouse/Distribution Center
1949-1951 Arthur Avenue
Elk Grove Village, IL 60007



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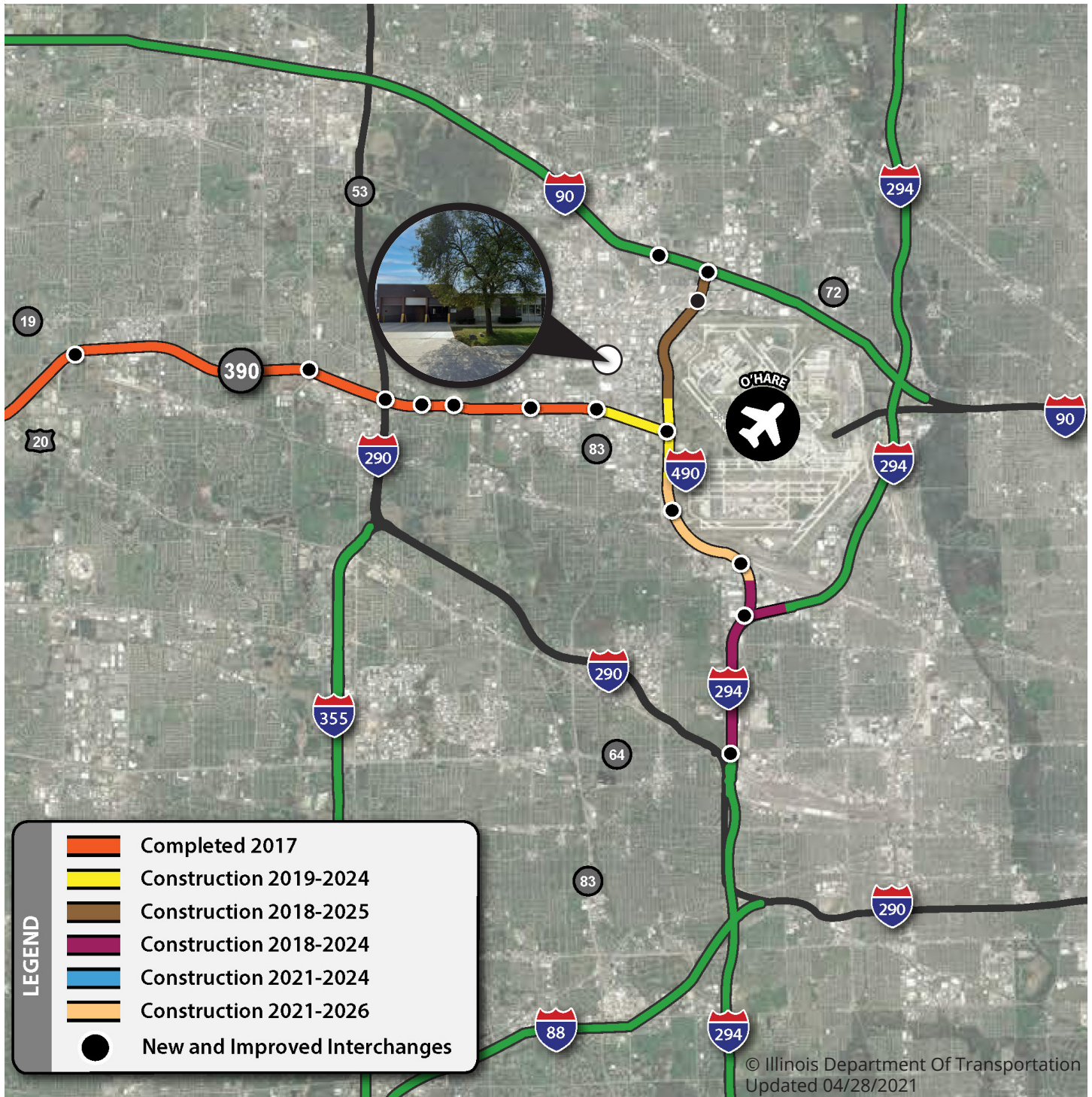
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Access Illinois Tollway

Warehouse/Distribution Center
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ACCESS MAP



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