

# 3,400 - 12,000 SF Industrial Units For Lease



**BROWN**  
COMMERCIAL GROUP, INC.

**858-901 NORTH CENTRAL AVENUE, WOOD DALE, IL**



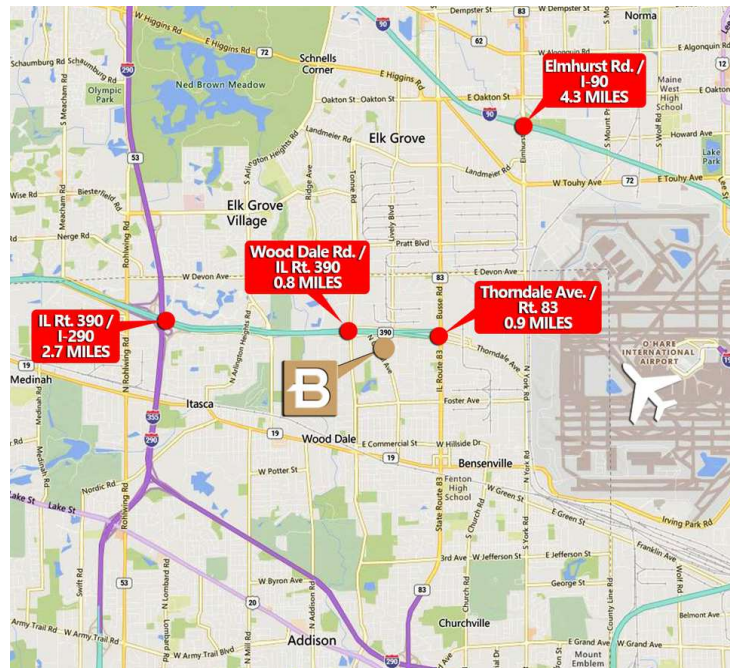
**NO RENT  
NOVEMBER  
AND  
EXCLUSIVE  
REDUCED RATES!**

## ADDITIONAL OPTIONS

15 x 50 truck parking is available at \$150/per spot per month.

## PROPERTY OVERVIEW

- 71,227 SF Multi-tenant Building
- New Ownership - Renovations Almost Complete!
- Individual Units From 3,200 SF to 12,000 SF
- Units Can Be Combined
- 16' Clear Ceilings
- 1 Dock Per Unit
- Fully Sprinklered
- 200 Amp Power Per Unit
- I-1 Zoning
- Very Responsive Ownership
- Lease Rate: \$11.50 - \$12.25 SF Modified Gross For 2 Year Lease



**TRINITY SCURTO, SIOR**

847.758.9200 x304

TSCURTO@BROWNCOMMERCIAL.COM

**PAT CROWLEY**

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

# 3,400 - 12,000 SF

## Industrial Property For Lease

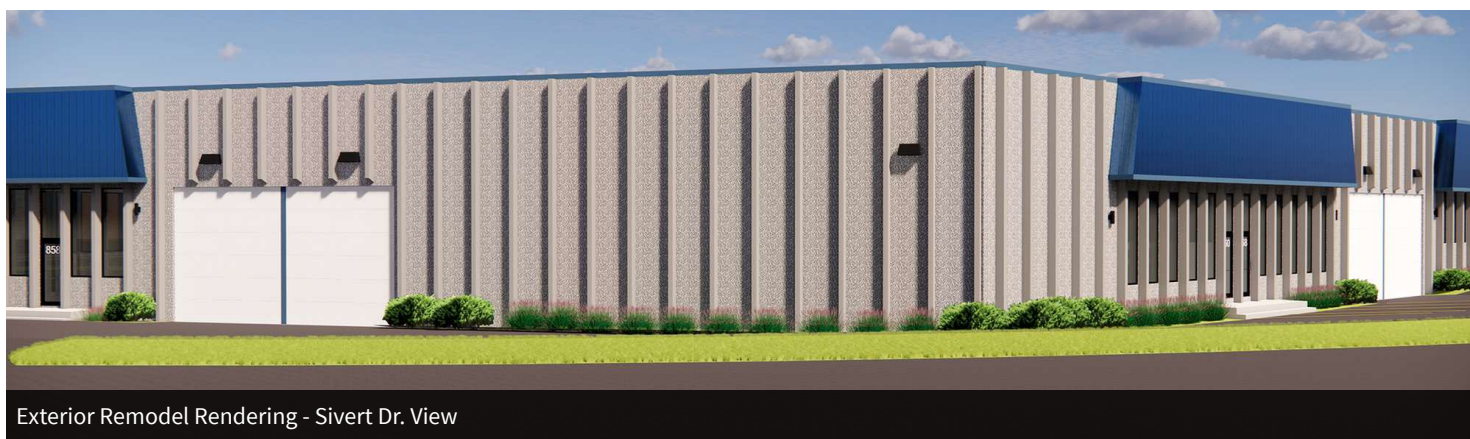


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Exterior Remodel Rendering - Central Ave. View



Exterior Remodel Rendering - Sivert Dr. View



Exterior Remodel Rendering - Sivert Dr. View

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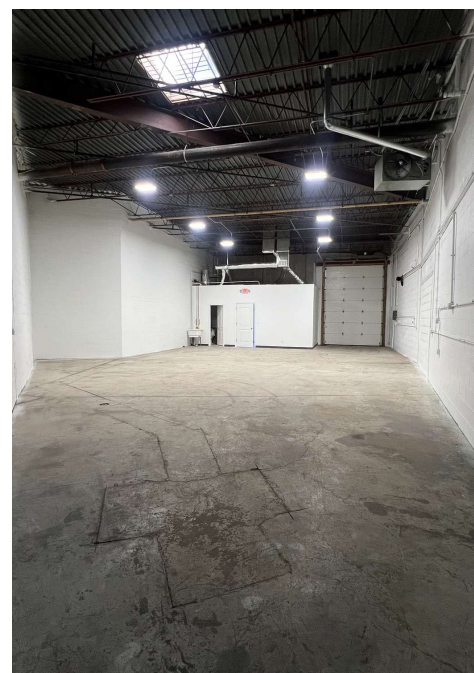
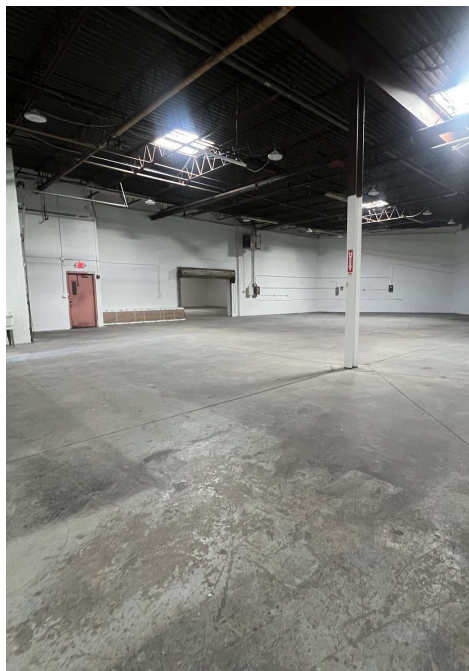
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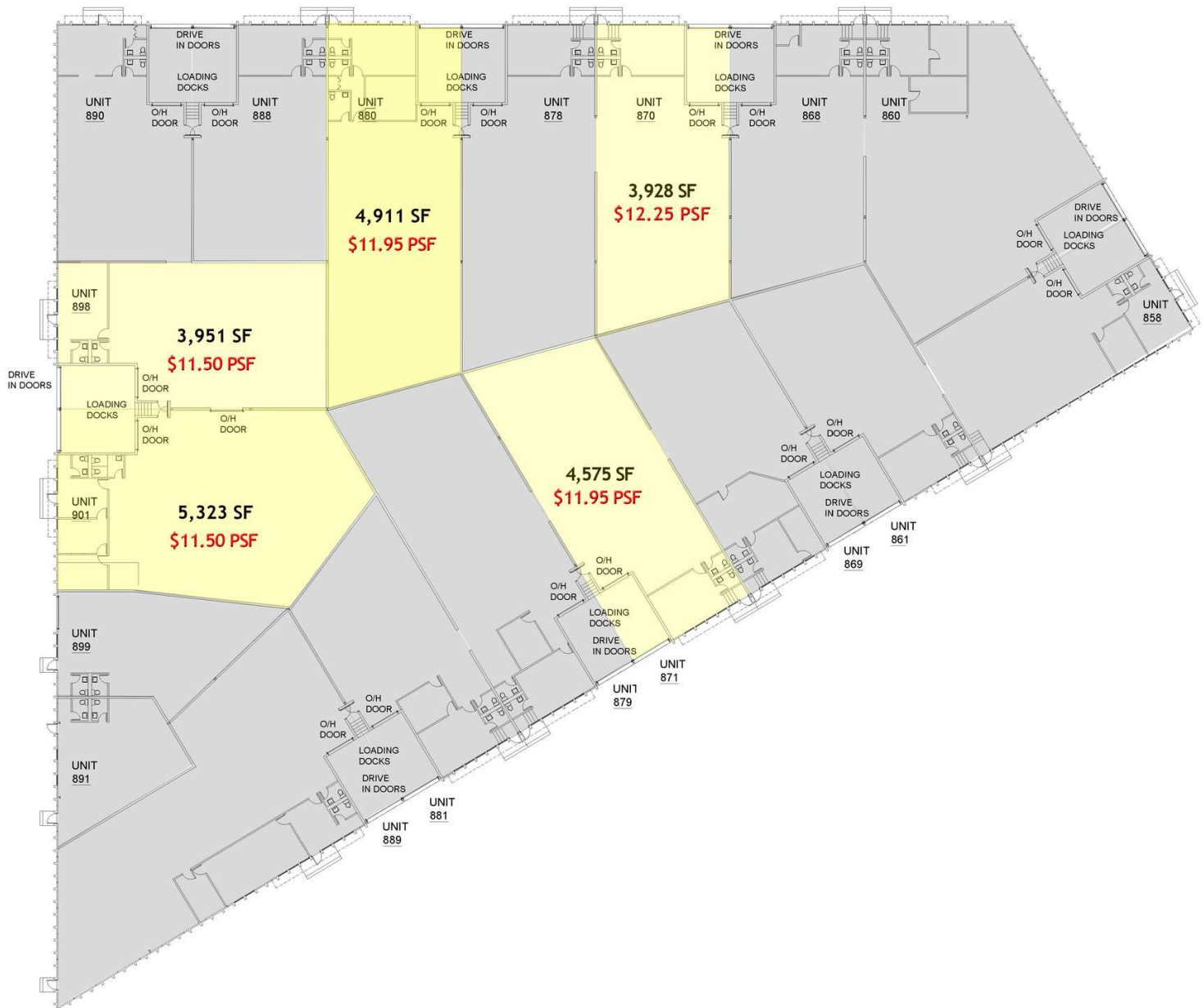
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