



O'Hare Peninsula Business Park

2475 Touhy Avenue
Elk Grove Village, Illinois



21,584 Sq. Ft. – Available for Sublease

Building Features

Office	1,676 SF
Total Building Size	124,028 SF
Site Size (acres)	7.26 acres
Construction	Pre-cast panel
Truck Docks	Six (6) exterior docks
Drive-in Door	One (1) 12' x 14'
Ceiling Clearance	32' clear
Electrical	200 amps / 480 volts / 3-phase
Warehouse Lighting	T5 fluorescent lighting
Automobile Parking	Thirty-two (32) reserved
Box Truck Parking	6 reserved box truck stalls
Asking Sublease Rate	\$8.75 p.s.f. net

Property Features

- Modern Class A Building
- Box Truck Parking (6 reserved)
- Institutionally Owned and Managed
- Sublease Expires: September 30, 2024

Operating Expenses (2021 Estimate)

CAM (incl. Mgmt Fee)	\$1.04 p.s.f.
Insurance	\$0.09 p.s.f.
Real Estate Taxes	\$2.30 p.s.f.

For more information, please contact:

Al Caruana
Senior Director
847.720.1326
al.caruana@cushwake.com

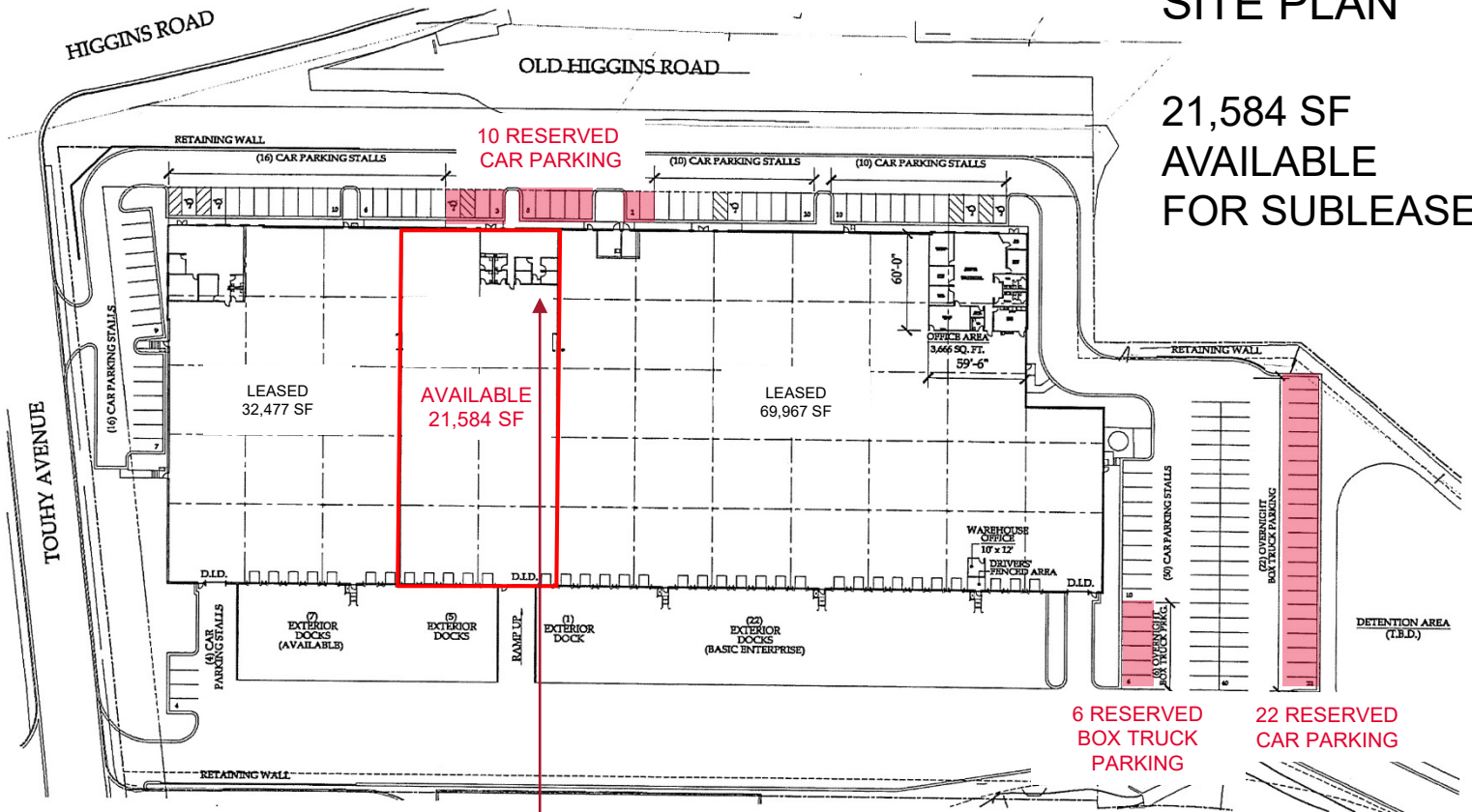
Britt F. Casey
Vice Chairman
847.518.3280
britt.casey@cushwake.com

Michael Labek
Associate
312.470.2309
michael.labek@cushwake.com

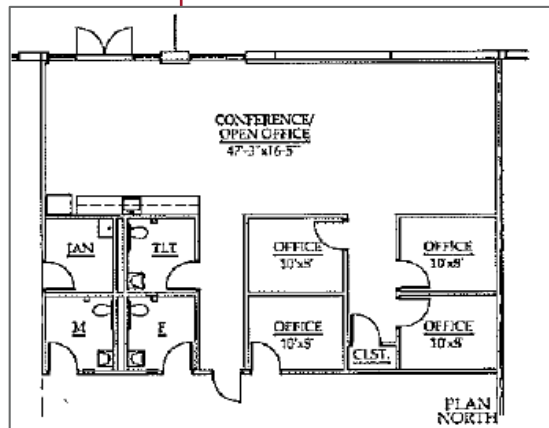
9500 W. Bryn Mawr, Suite 600
Rosemont, IL 60018
847.518.9100
cushmanwakefield.com

SITE PLAN

**21,584 SF
 AVAILABLE
 FOR SUBLEASE**



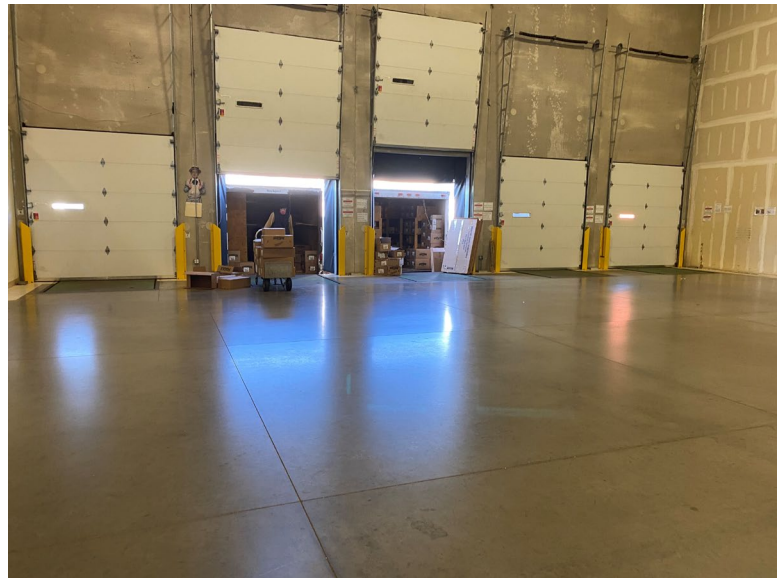
**Office
 1,676 Sq. Ft**





O'Hare Peninsula Business Park

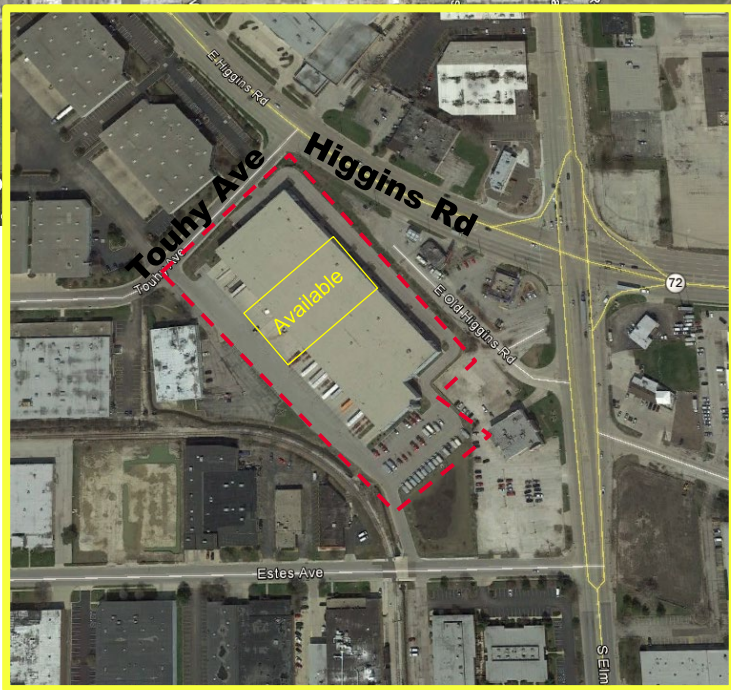
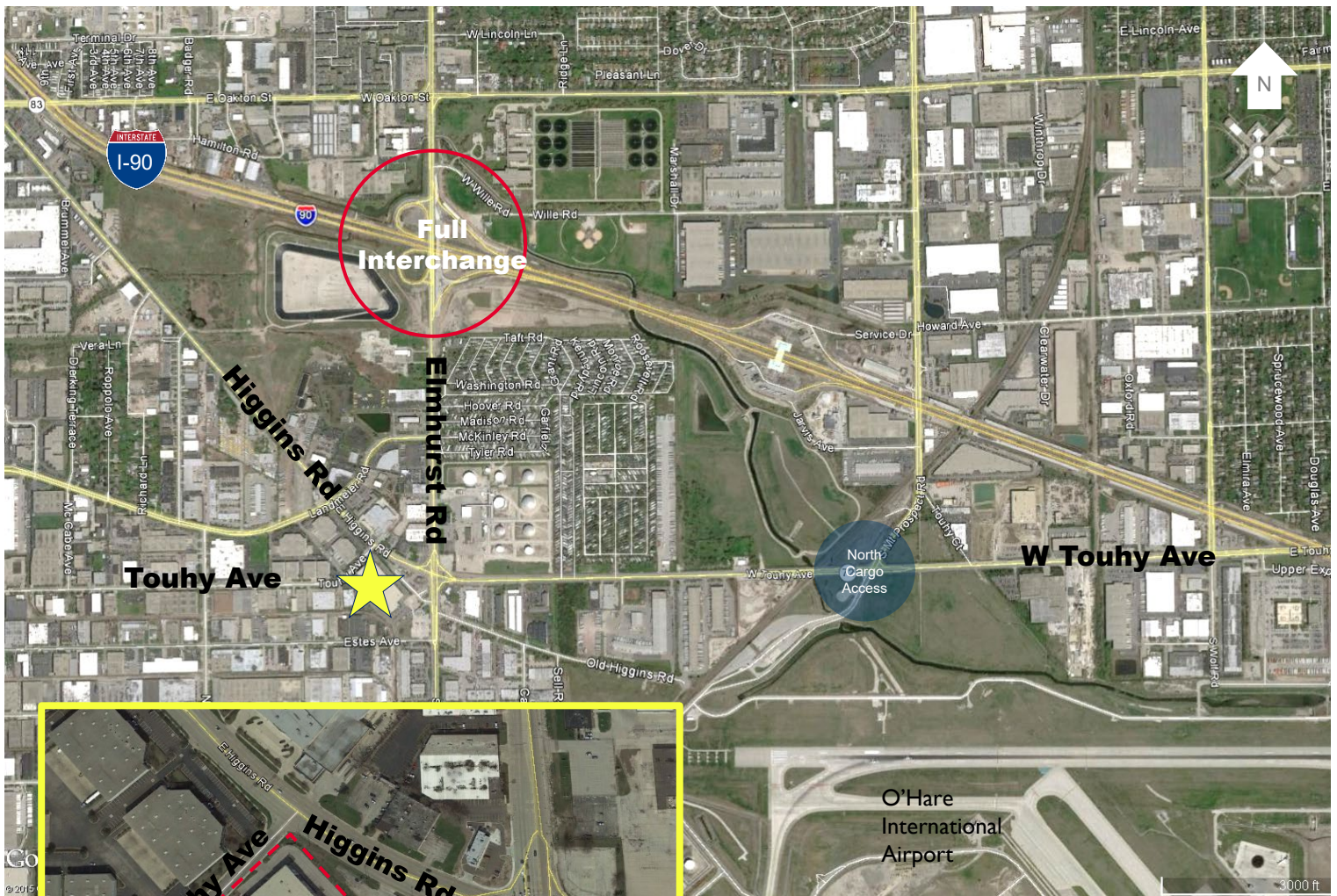
2475 Touhy Avenue
Elk Grove Village, Illinois





O'Hare Peninsula Business Park

2475 Touhy Avenue
Elk Grove Village, Illinois



Location Features

- Less than ½ mile from new full interchange at Elmhurst Road and Jane Adams Memorial Highway (I-90).
- Less than 1.5 miles from O'Hare International Airport's North cargo entrance.

For more information, please contact:

Al Caruana
Senior Director
847.720.1326
al.caruana@cushwake.com

Britt F. Casey
Vice Chairman
847.518.3280
britt.casey@cushwake.com

Michael Labek
Associate
312.470.2309
michael.labek@cushwake.com

9500 W. Bryn Mawr, Suite 600
Rosemont, IL 60018
847.518.9100
cushmanwakefield.com