

AVAILABLE FOR SALE OR LEASE
820 NICHOLAS BOULEVARD
ELK GROVE VILLAGE, IL 60007



BUILDING SPECIFICATIONS:

AVAILABLE:	10,615 SF
OFFICE:	991 SF
SITE SIZE:	0.50 Acres
CLEAR HEIGHT:	14'
LOADING:	1 Drive-in door (12' x 14')
LIGHTING:	LED
POWER:	800 amps
PARKING:	15 spaces
TAXES:	\$1.32 PSF
LEASE RATE:	Subject to proposal
SALE PRICE:	Subject to offer
COMMENTS:	<ul style="list-style-type: none">› Fully renovated and in excellent condition› Class 6b property tax incentive in place› Triple catch basin floor drain› Flexible occupancy timing› Close proximity to I-90› Ideal for contractors, vehicle storage/repair, fleet maintenance, etc.



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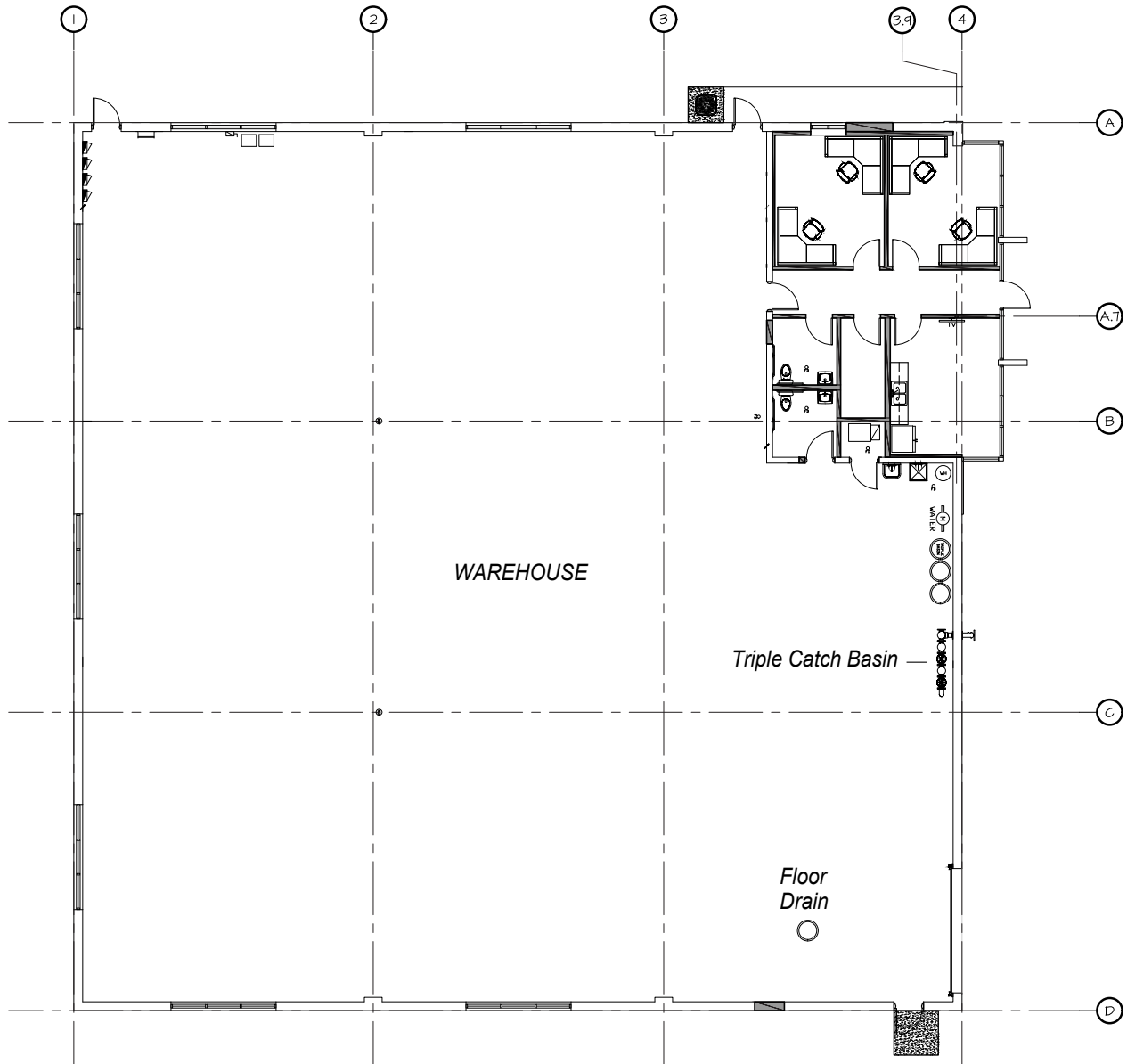
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SITE PLAN



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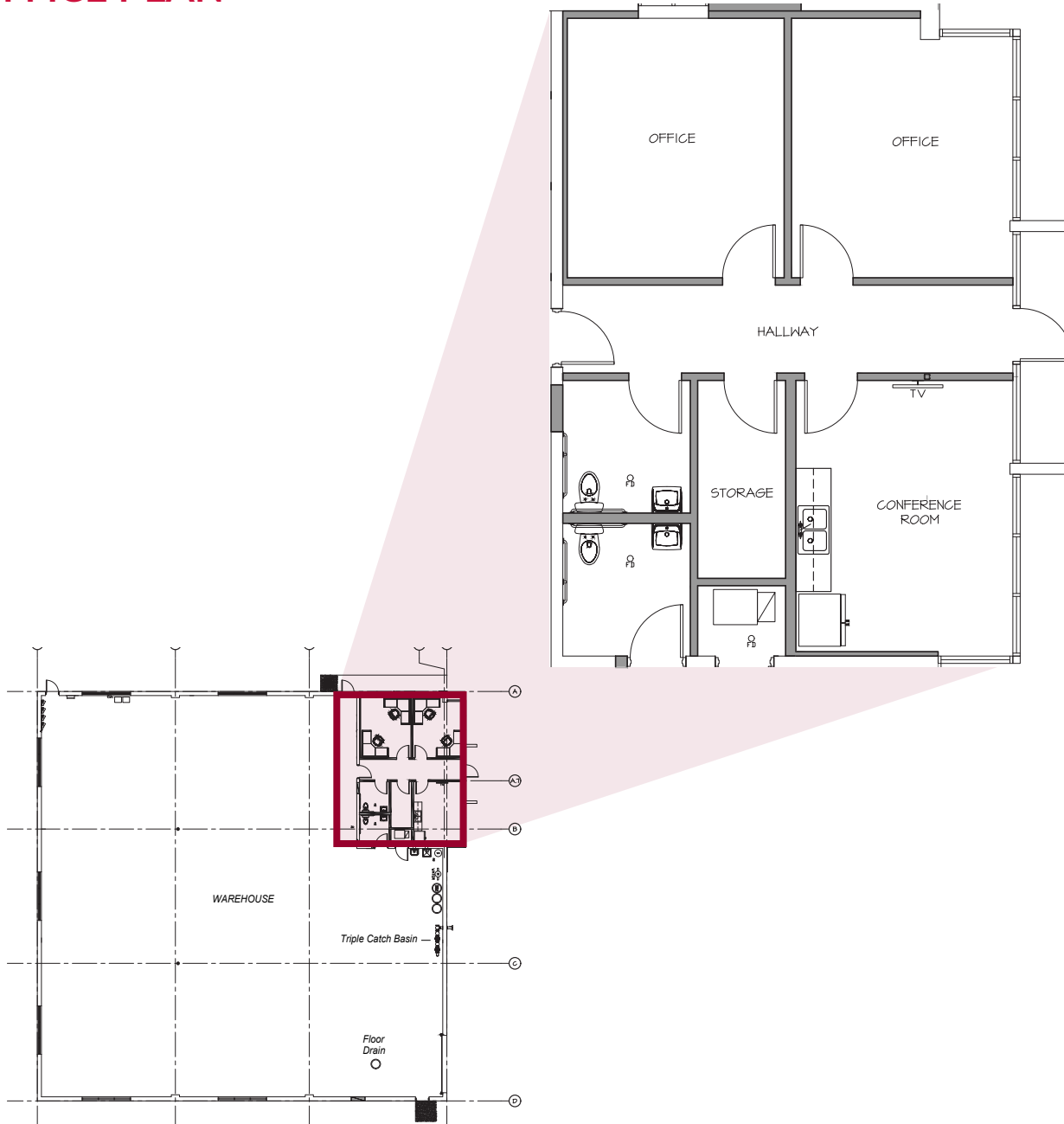
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PHOTOS



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