

# AVAILABLE FOR SALE OR LEASE

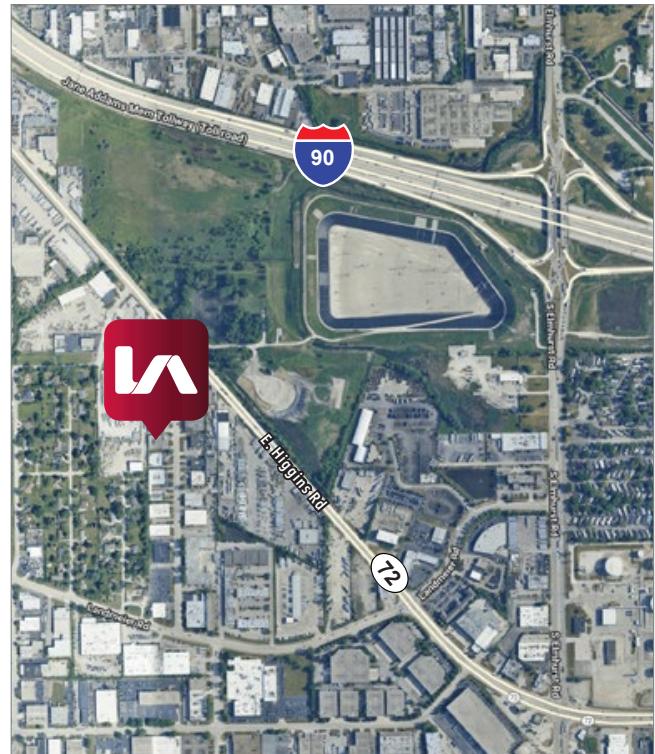
## 820 NICHOLAS BOULEVARD

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"><li>› Fully renovated and in excellent condition</li><li>› Class 6b property tax incentive in place</li><li>› Triple catch basin floor drain</li><li>› Flexible occupancy timing</li><li>› Close proximity to I-90</li><li>› Ideal for contractors, vehicle storage/repair, fleet maintenance, etc.</li></ul>



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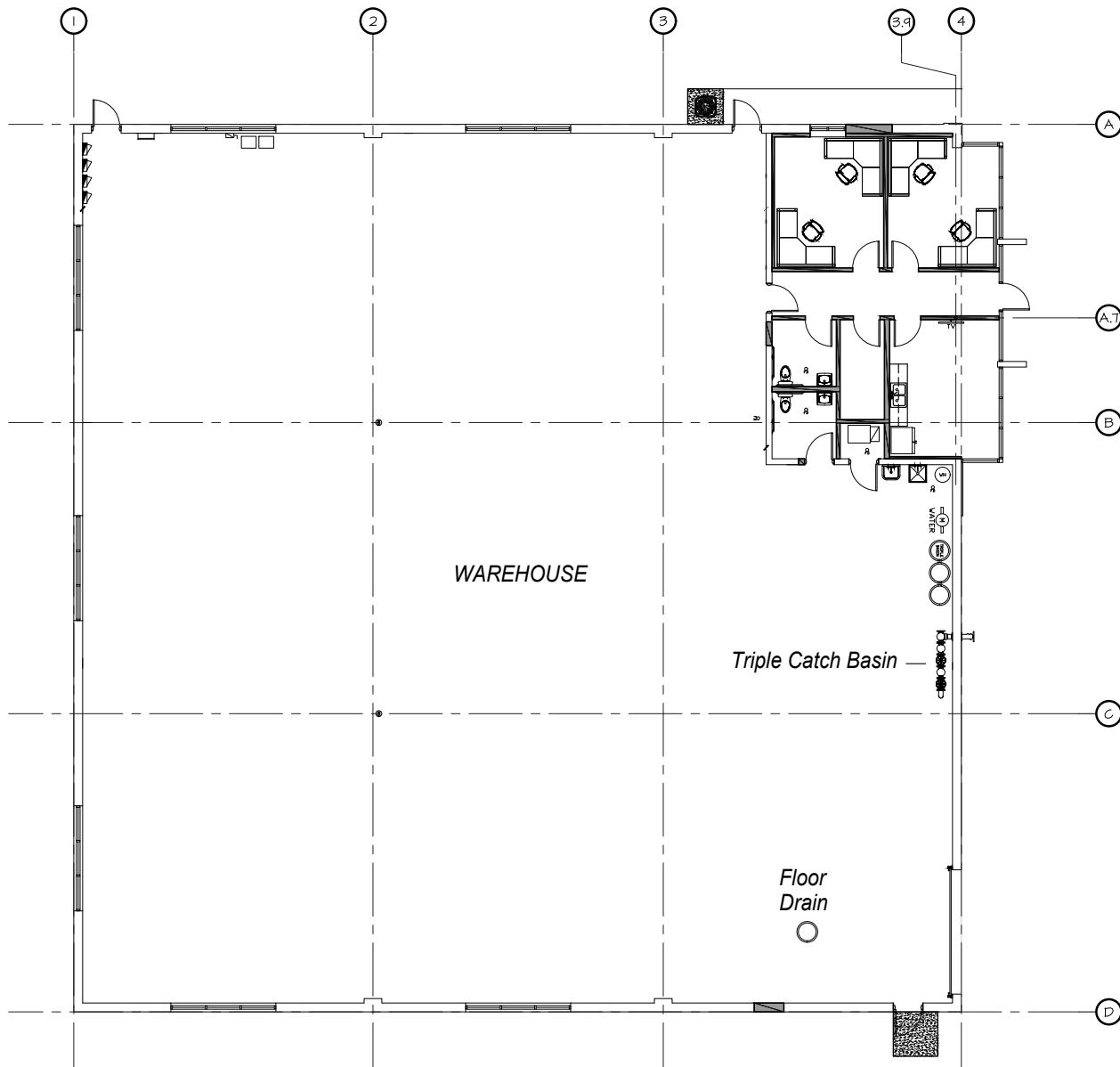
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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## SITE PLAN



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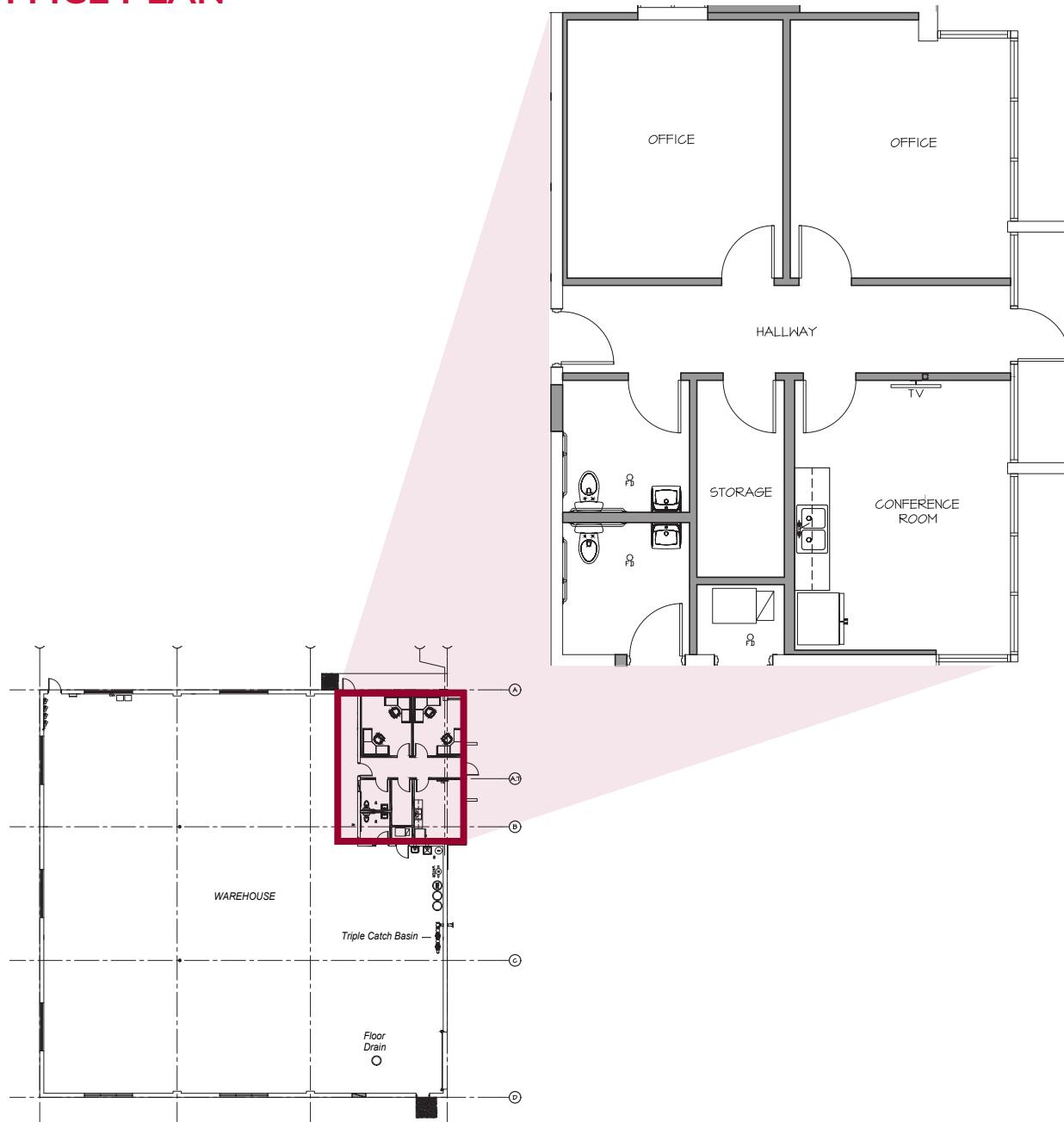
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## OFFICE PLAN



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## PHOTOS



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