

O'HARE BUSINESS CENTER

1840-1894 S. ELMHURST ROAD, MOUNT PROSPECT, IL 60056

HIGH IMAGE INDUSTRIAL SPACE FOR LEASE



OFFERING SUMMARY

Available RSF:	2,672 - 9,000 RSF
Clear Height:	14' 6" Ft. Clear
Loading:	Common Docks
Power:	200 Amp, 120/240 Volt, 3 Phase
Fire Protection:	Fully Sprinklered
Parking Ratio:	2.0/1,000 SF Ratio
Access:	24-Hour Access
Building Size:	127,642 SF
Est. Taxes/OPEX:	\$4.46 PSF Combined
Lease Rate:	\$9-10 PSF (NNN)

PROPERTY OVERVIEW

O'Hare Business Center provides high end flex/warehouse space with units containing high ratios of office. This complex is comprised of three flex buildings with many opportunities for growth within the complex.

PROPERTY HIGHLIGHTS

- Minutes from Restaurants, Hotels and Shopping
- Monument and Building Signage
- Professionally Owned and Managed
- Wet Sprinklers

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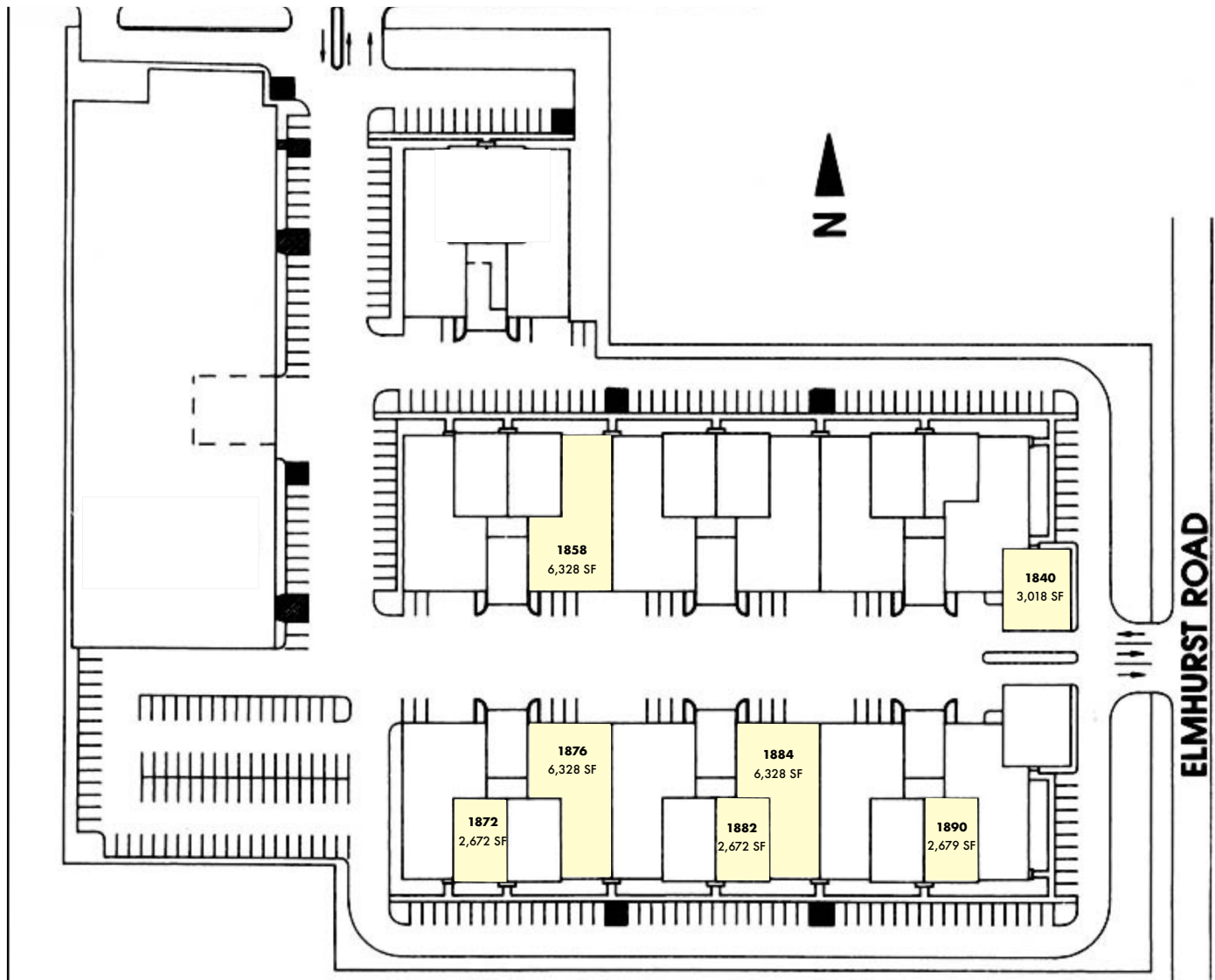
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SITE PLAN



SPACE	LEASE RATE	SIZE (SF)	OFFICE SIZE (SF)	LOADING	COMMENTS
1872	\$9.00 PSF (NNN)	2,672 SF	~500 SF (19%)	(2) Common Docks	Available Within 30 Days
1882	\$9.00 PSF (NNN)	2,672 SF	~1,470 SF (55%)	(2) Common Docks	Available Within 30 Days
1890	\$9.00 PSF (NNN)	2,679 SF	~700 SF (26%)	(2) Common Docks	Available Within 30 Days
1840	\$10.00 PSF (NNN)	2,672 SF	~1,200 SF (40%)	(2) Common Docks	02/01/2026
1858	\$10.00 PSF (NNN)	6,328 SF	~2,648 SF (42%)	(2) Common Docks & Dedicated Drive-in Door	Available 12/01/2025
1884	\$9.00 PSF (NNN)	6,328 SF	~1,200 SF (19%)	(2) Common Docks & Dedicated Drive-in Door	Available Within 30 Days
1876	\$10.00 PSF (NNN)	6,328 SF	~1,500 SF (24%)	(2) Common Docks & Dedicated Drive-in Door	Available Within 30 Days
1882-84	\$9.00 PSF (NNN)	9,000 SF	~2,670 SF (30%)	(2) Common Docks & Dedicated Drive-in Door	Available Within 30 Days

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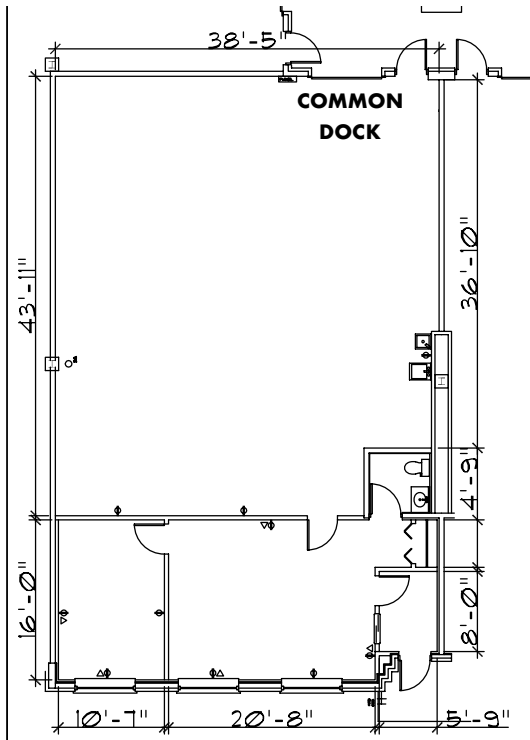
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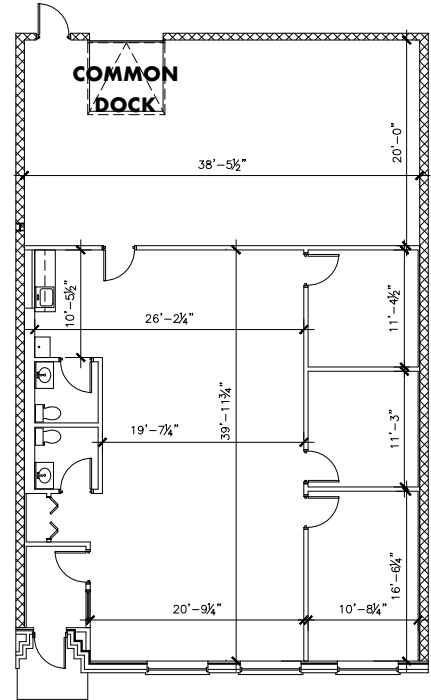
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UNIT 1840, 1872, 1882, 1890 (2,672 - 3,012 SF)



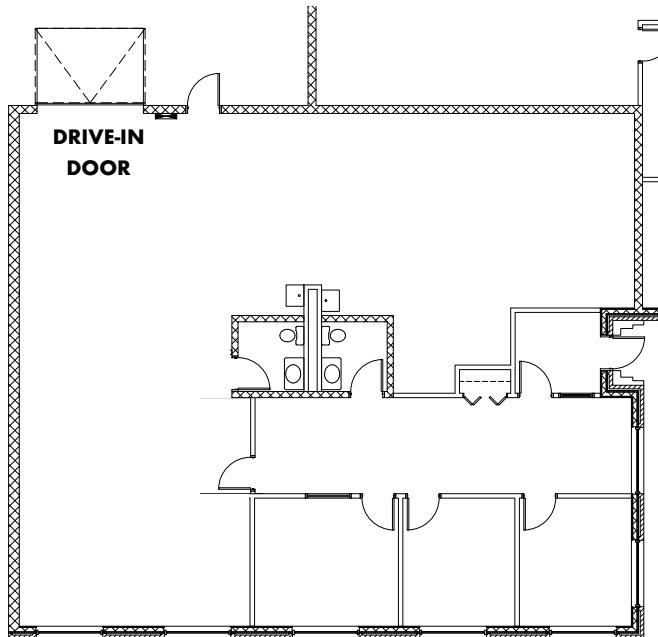
1872

2,672 SF



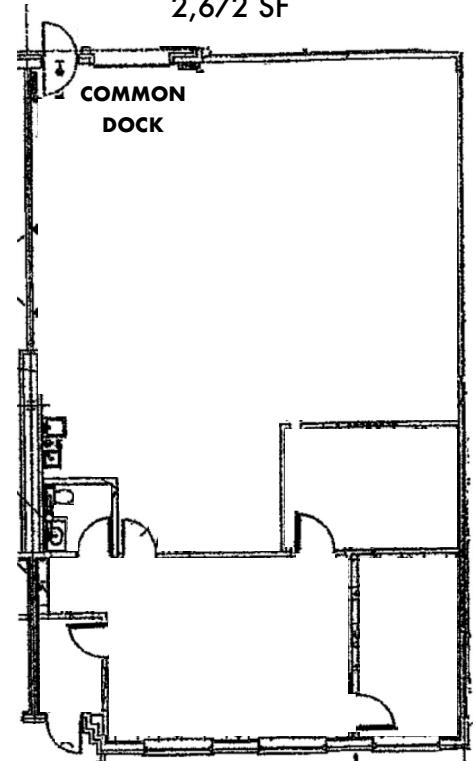
1882

2,672 SF



1840

3,012 SF



1890

2,679 SF

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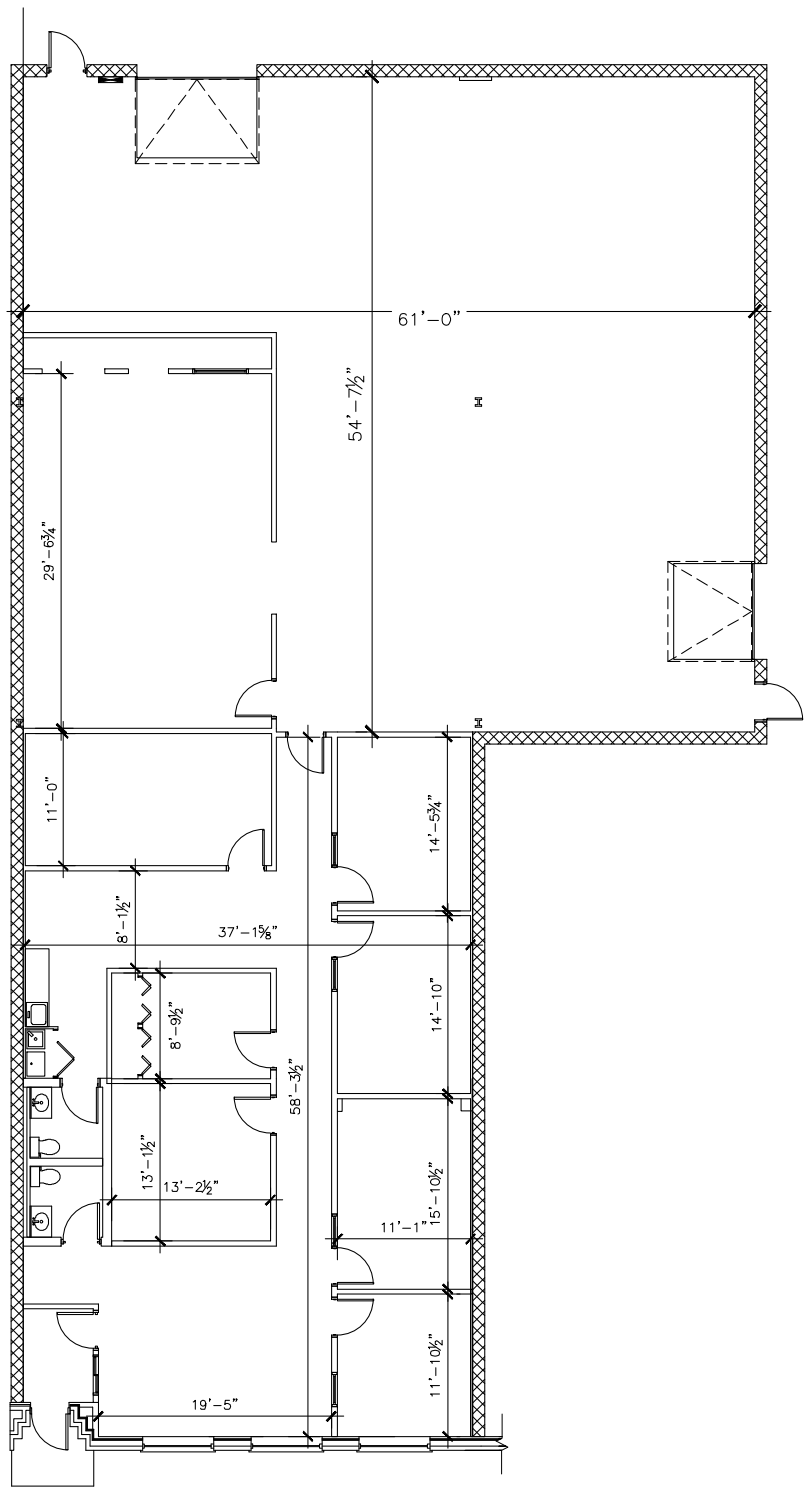
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UNIT 1858 (6,328 SF)



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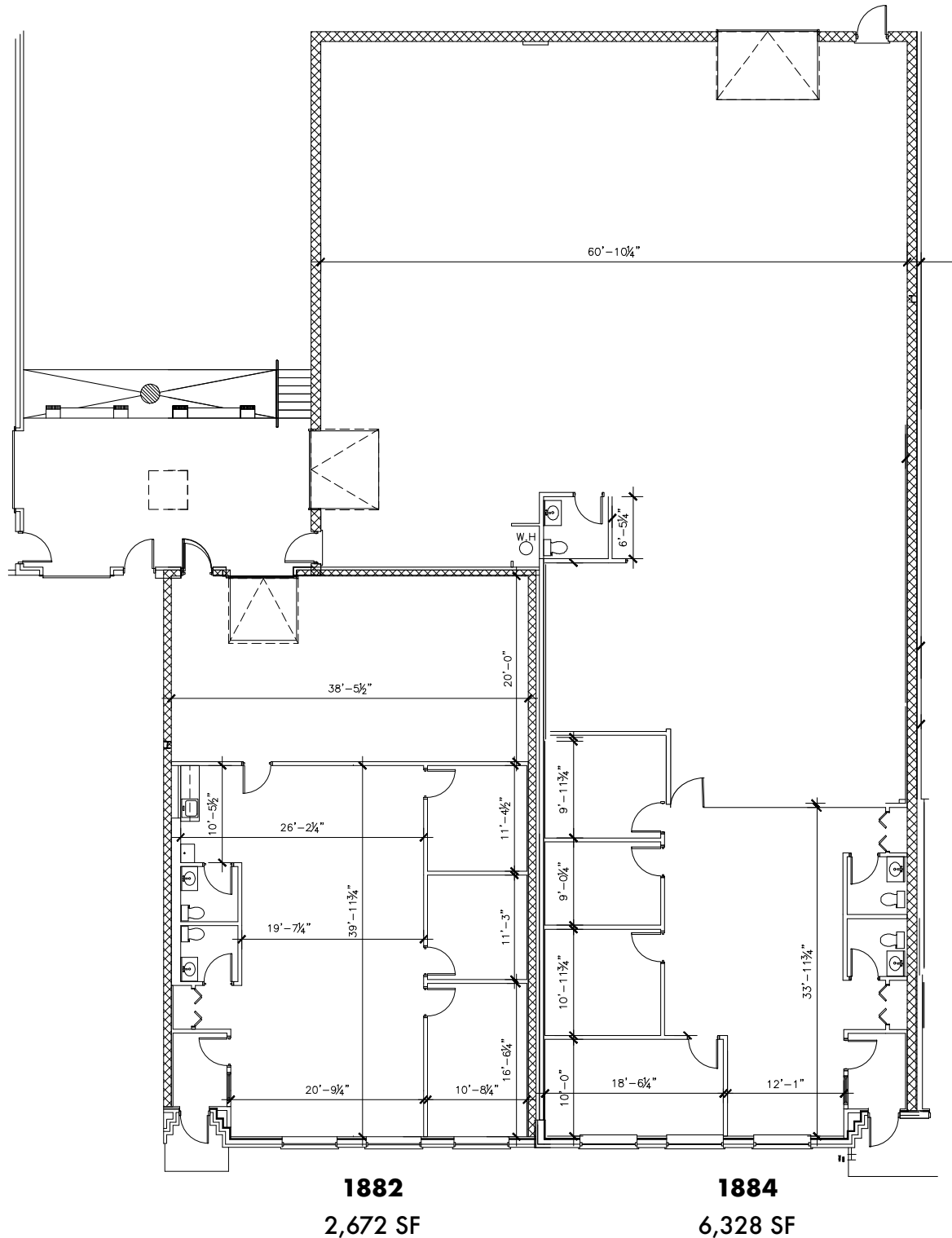


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UNIT 1882-1884 (2,672 - 9,000 SF)



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ADDITIONAL PHOTOS



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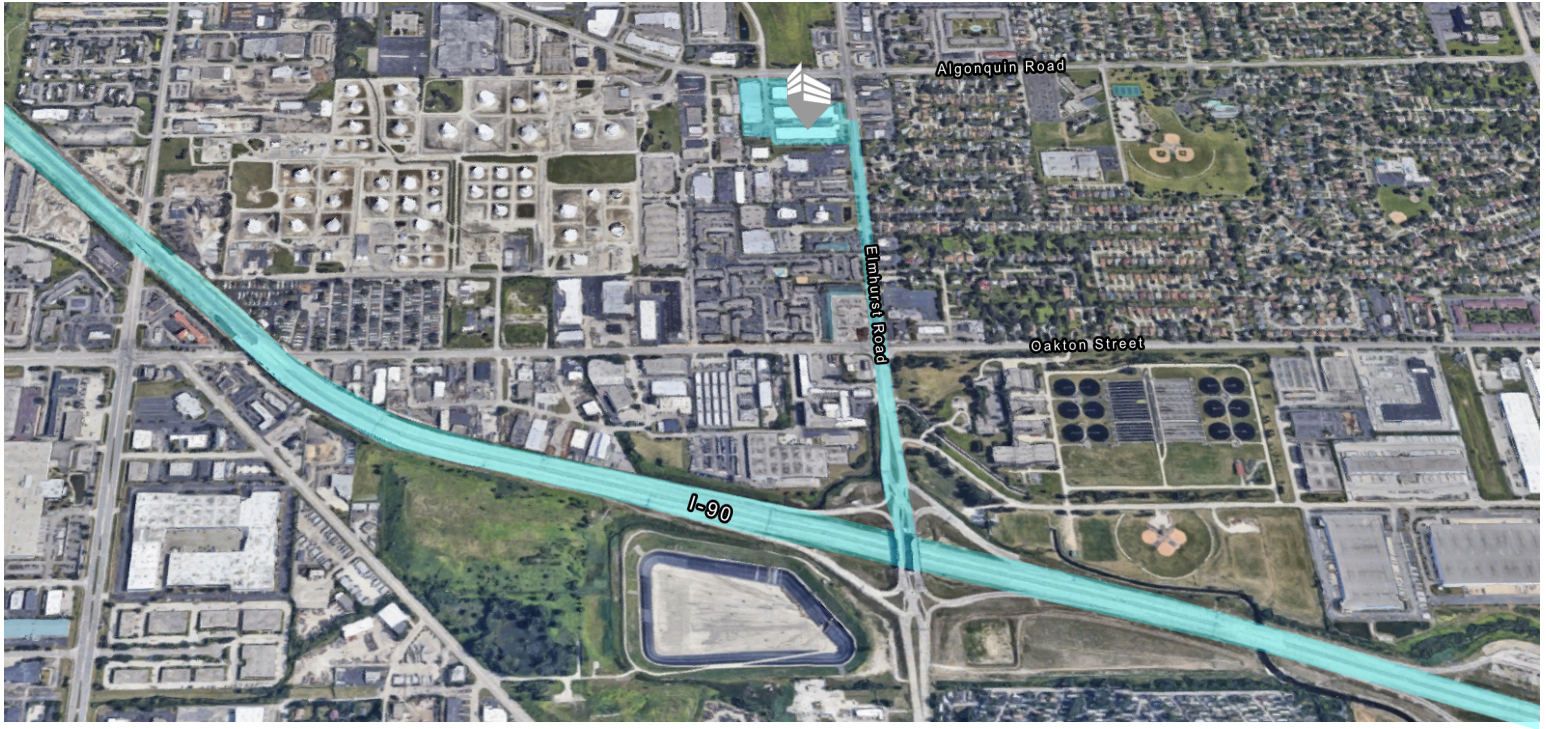
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LOCATION MAPS



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