

# 12,800 SF

## User/Investor Industrial Property For Sale



**BROWN**  
COMMERCIAL GROUP, INC.

**115-119 JOEY DRIVE, ELK GROVE VILLAGE, IL 60007**

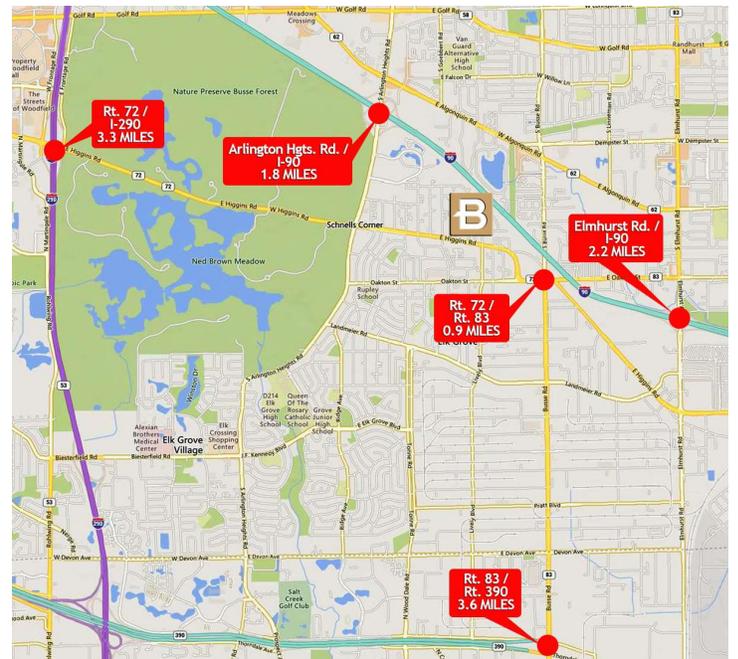


### LOCATION DESCRIPTION

Established industrial park location with easy access to major transportation routes via Rt. 72, Rt. 83, I-90. Convenient O'Hare market area.

### PROPERTY OVERVIEW

- 12,800 SF Building
- Building can be used as a 2-unit facility, or single-user facility.
- Ideal property for manufacturing, machine shop, users needing heavy power!
- Current tenant vacates property at end of February 2026.
- 14' 6" Clear Ceilings
- 1,500 SF Office Space
- 2 Drive-in Doors (12' x 12'); 2 Exterior Docks
- 1,800 Amp, 208 Volt Power
- Warehouse 50% Air Conditioned
- Recent building improvements include: Rooftop HVAC replaced in 2018; 1 Hanging Heater replaced in 2025; Rear parking lot and storm sewer redone 2022.
- 13 Stall Car Parking
- Sale Price: \$1,350,000



**CANDACE SCURTO**

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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

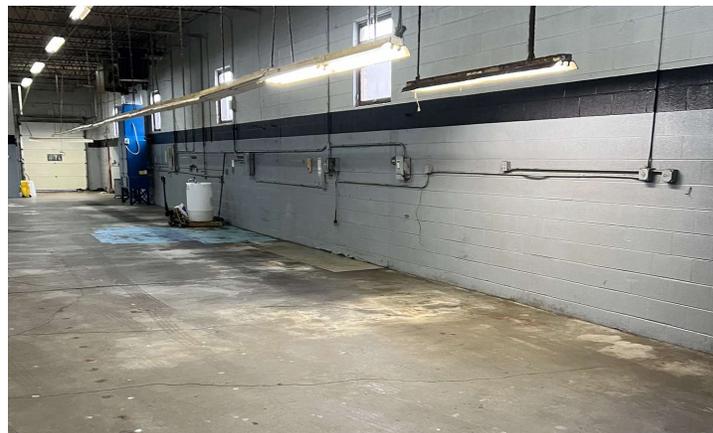
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