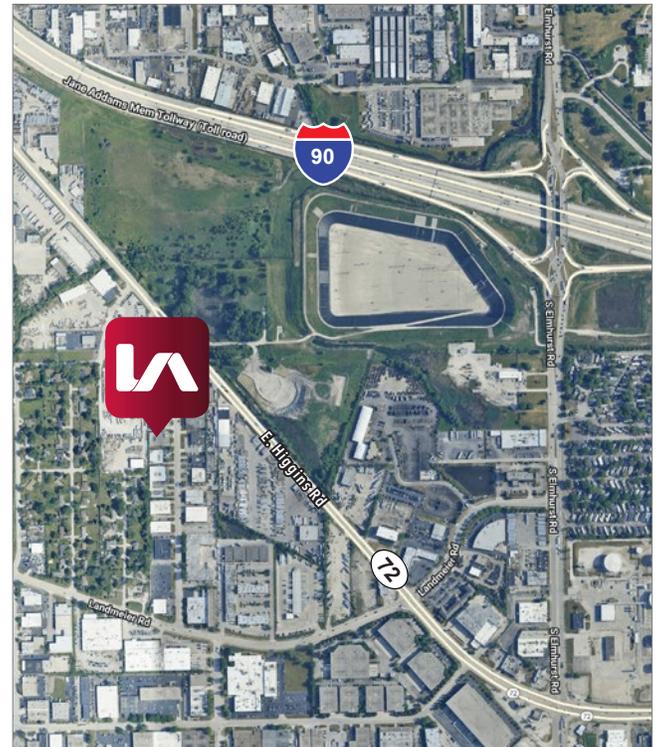


AVAILABLE FOR SALE OR LEASE  
820 NICHOLAS BOULEVARD  
ELK GROVE VILLAGE, IL 60007



**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:	600 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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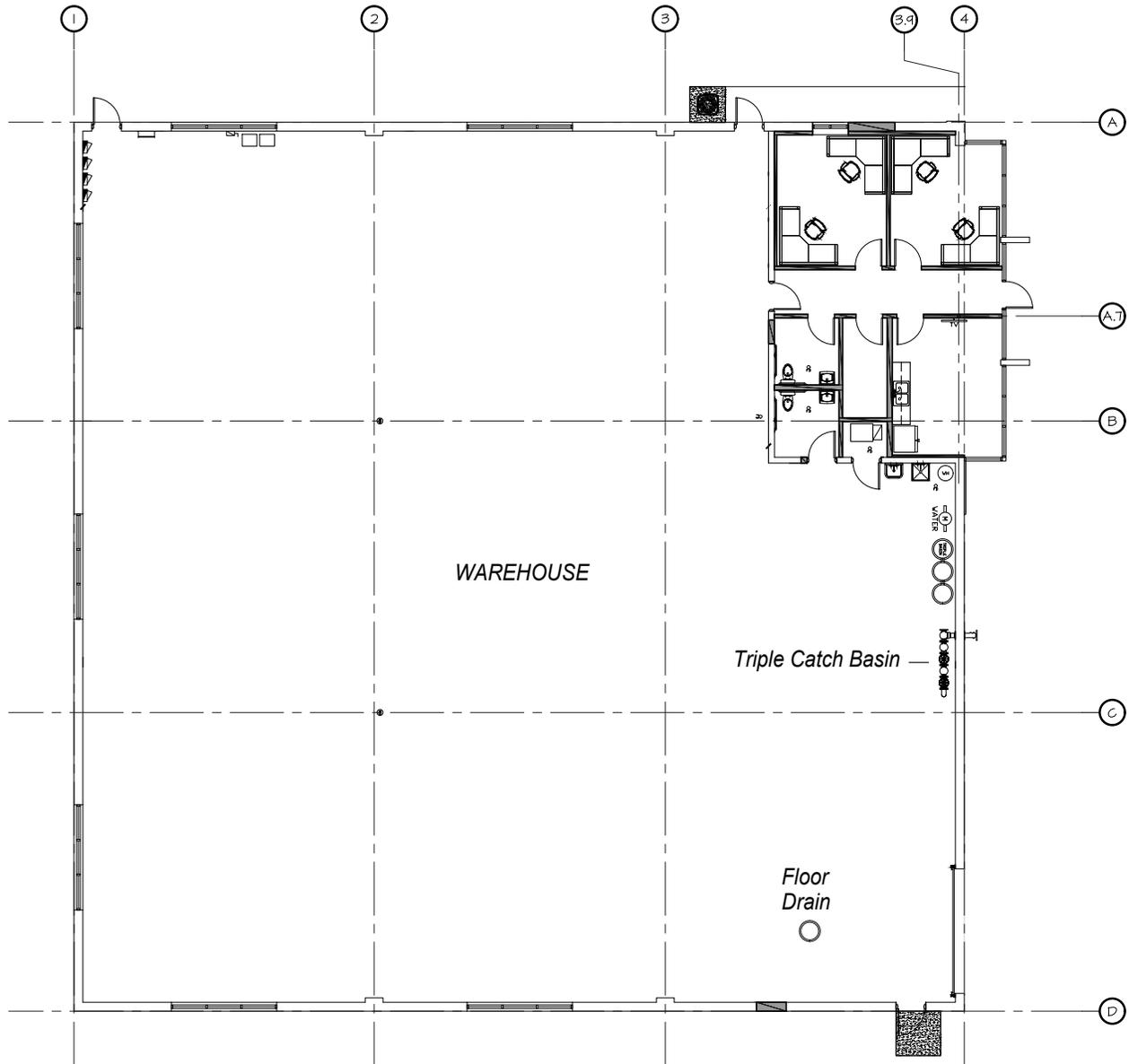
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## SITE PLAN



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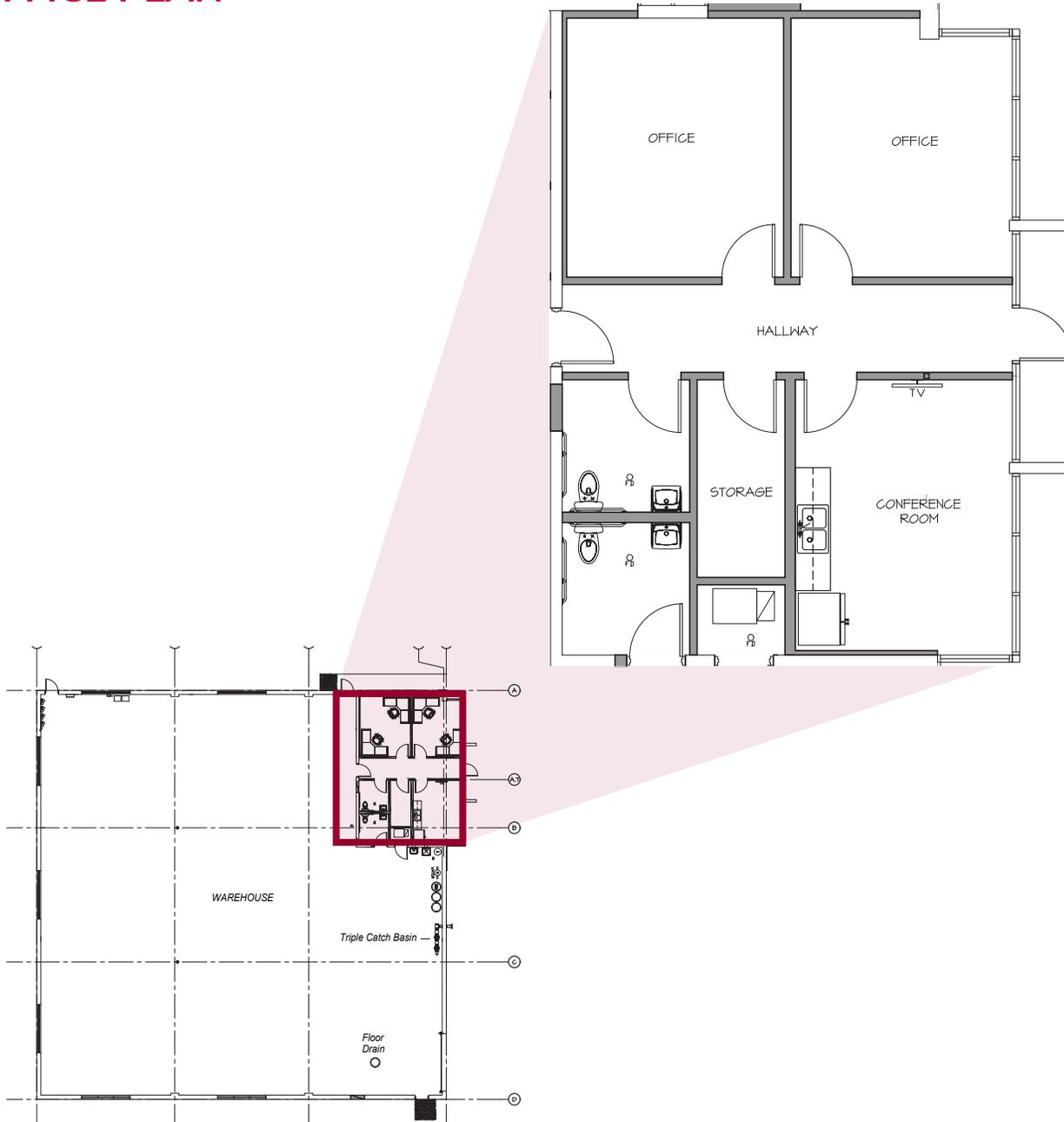
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## OFFICE PLAN



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## PHOTOS



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