

AVAILABLE FOR SALE

37,092 SF
1341–1371 Howard Street, Elk Grove Village, IL



Building Size: 37,092 SF

Available Space: 10,025 SF

Sale Price: \$3,439,900.00 (\$92.72 psf)

Possession: At Closing

Power: Minimum of 200 Amps of power in each unit

Parking: 51 Striped Spaces

Ceiling Height: 14' clear

Real Estate Taxes: \$118,166.22 (2023 paid in 2024)

Docks: One (1) per unit, three (3) have dock levelers

Construction: Four (4) Unit Multi-Tenant Masonry

Lot Size: 1.62 acres

Zoning: I-1

Washrooms: One in office / One in Warehouse per unit

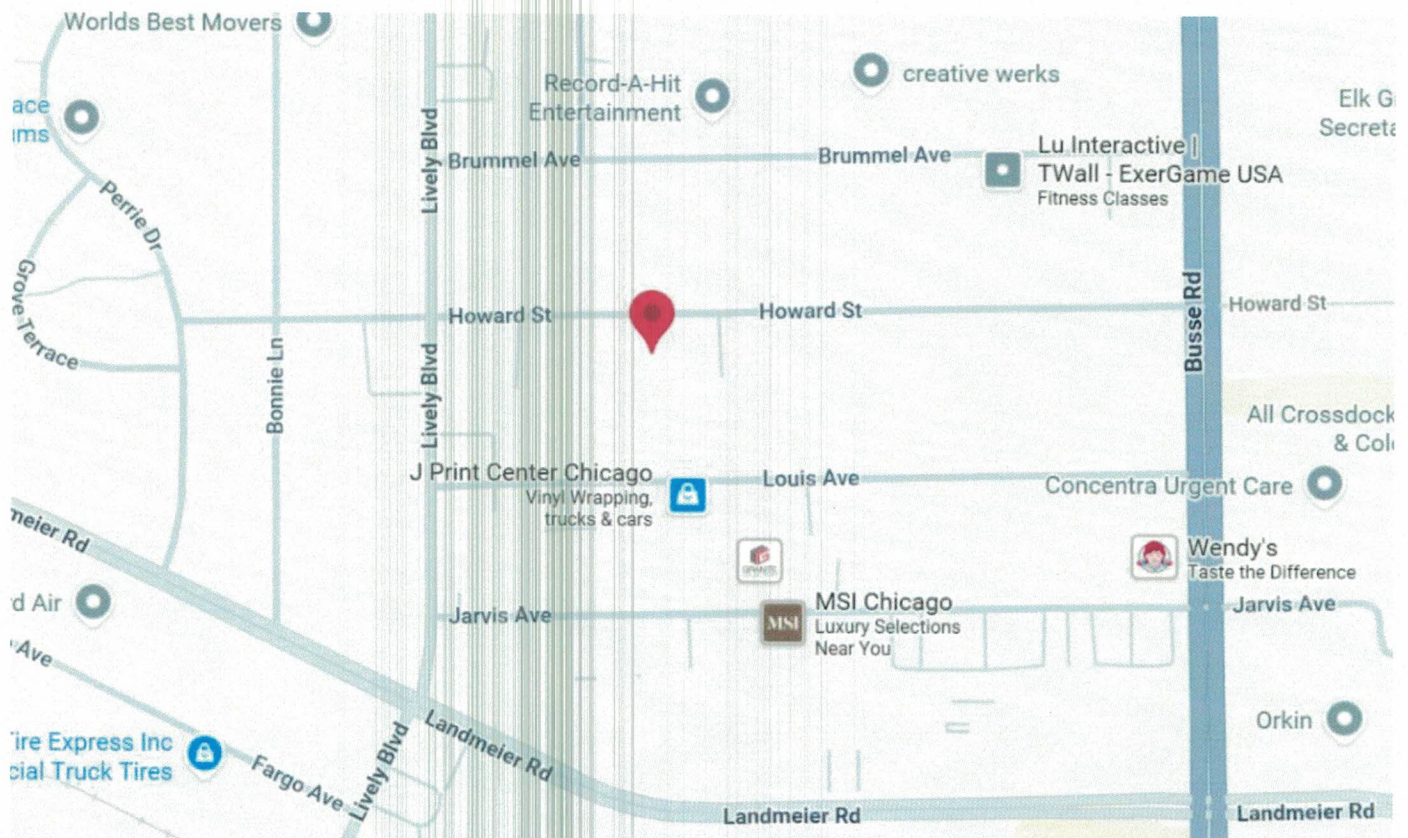
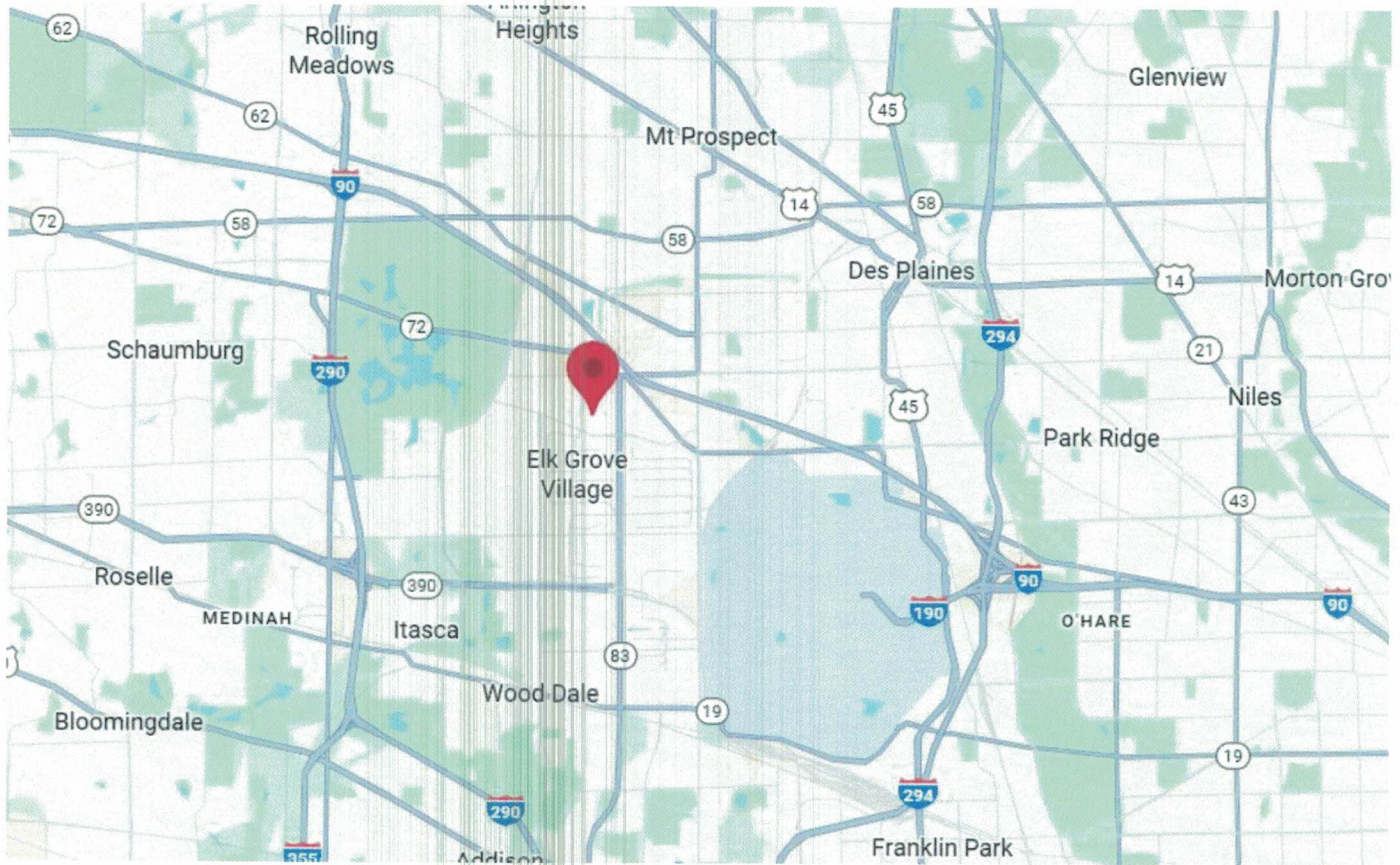
Air Conditioning: Office Spaces only

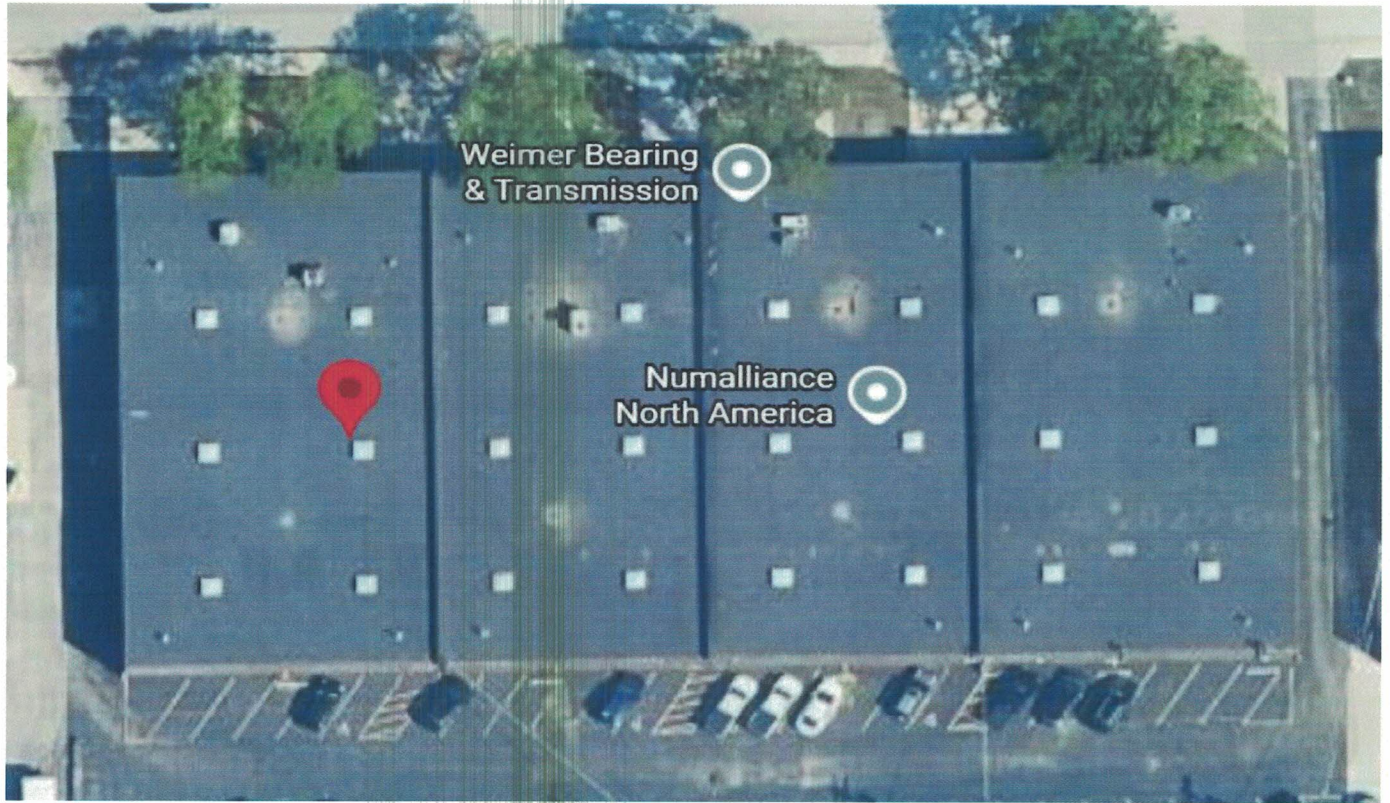
Heat: Gas

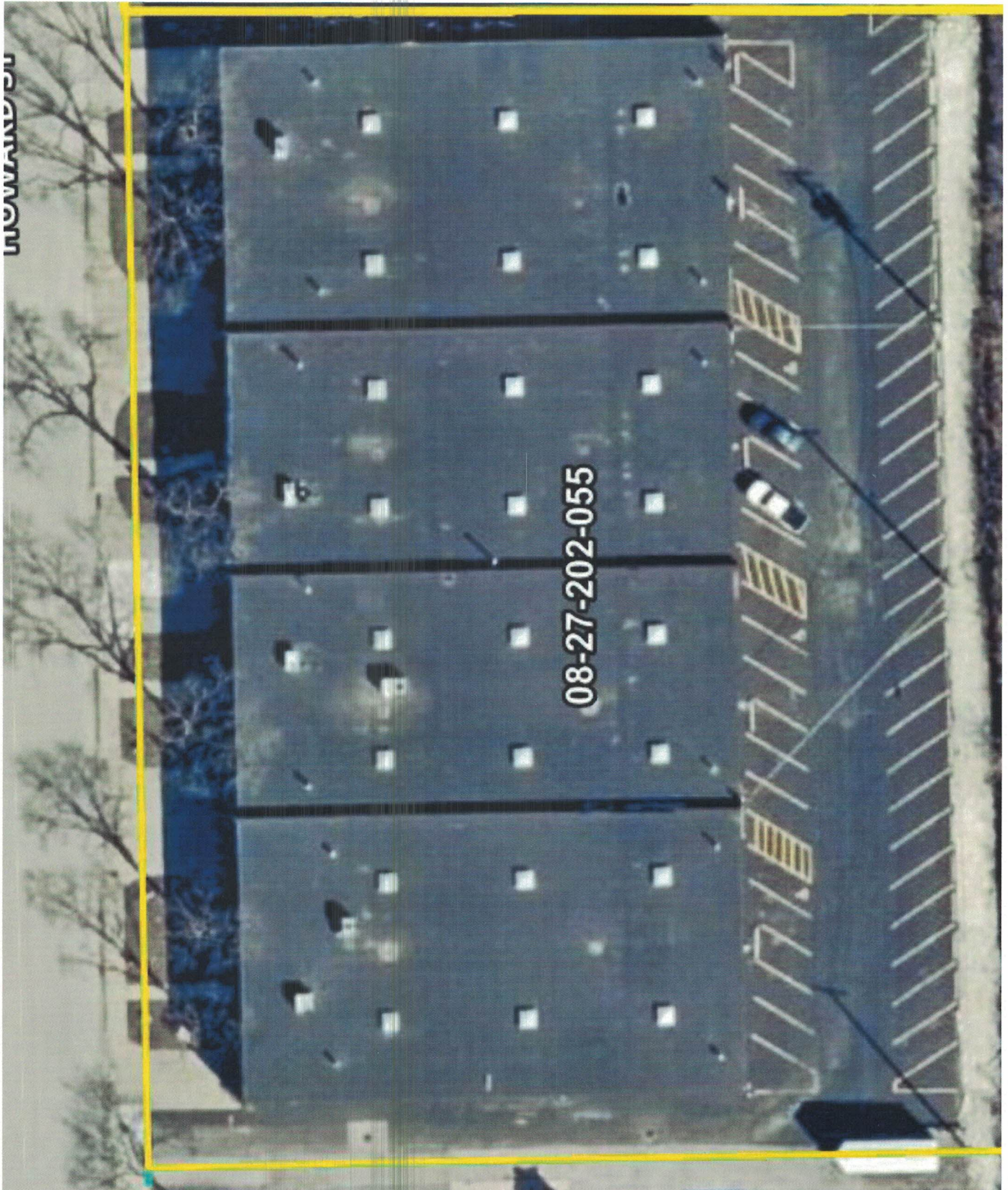
Sprinklered: No

Drive in doors: One (1) per unit (12'x12')

For further information on this property please contact: Dale Markay
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Gladstone Group, Inc., 390 E. Higgins Road, Elk Grove Village, IL 60007







1341-1371 Howard Street, Elk Grove Village**Supplemental Data Sheet**

37,092 SF masonry building divided into 4 units, two (2) 10,025 sf and two (2) 8,521 sf.

Land site is 70,757 sf.

All front glass entry doors and store front windows were replaced in 2014.

The roof was replaced (tear-off) in late 2015 early 2016 and has a twenty (20) year warranty. All the skylights were replaced at the same time.

Each unit is separately metered for gas (heat), electricity (L & O and AC) as well as water & sewer

Each unit has a large drive-in door that loads off the street and an interior dock, three (3) of the units have dock levelers. Warehouse ceilings are 14' clear, and each unit has a minimum of 200 amps of power. The offices are air conditioned, but the warehouses are not. The building is not sprinklered.

2023 RE taxes paid in 2024 were \$118,166.22.

All tenants pay proportionate share of CAM (snow removal/salting, landscape maintenance, and property management).