

**LEASE**

# 2500 Touhy Ave

**2500 TOUHY AVE**

Elk Grove Village, IL 60007

**PRESENTED BY:**

**JOHN JOYCE, CCIM SIOR**

O: 847.233.1178

[john.joyce@svn.com](mailto:john.joyce@svn.com)



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>BUILDING SIZE:</b>	78,917 SF
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	3.4 Acres
<b>YEAR BUILT:</b>	2010
<b>VIDEO:</b>	<a href="#">View Here</a>
<b>VIRTUAL TOUR:</b>	<a href="#">View Here</a>

### PROPERTY OVERVIEW

SVN Chicago Industrial presents this 77,181 SF, two-story showroom distribution facility. Located in one of the largest industrial parks in North America, the property has 300 feet of frontage on Touhy Ave. The building consists of two spaces. Unit A is 56,000 SF with 32' clear. Unit B is 21,181 SF with 4,000 office/showroom 14' clear. In Unit A there is premier office/showroom space and high cube warehouse space for lease.

### PROPERTY HIGHLIGHTS

- 3 DID
- 3 Docks with levelers
- 800-1,200 Amps/ 240-480 Volts
- 77 Car Parking Stalls

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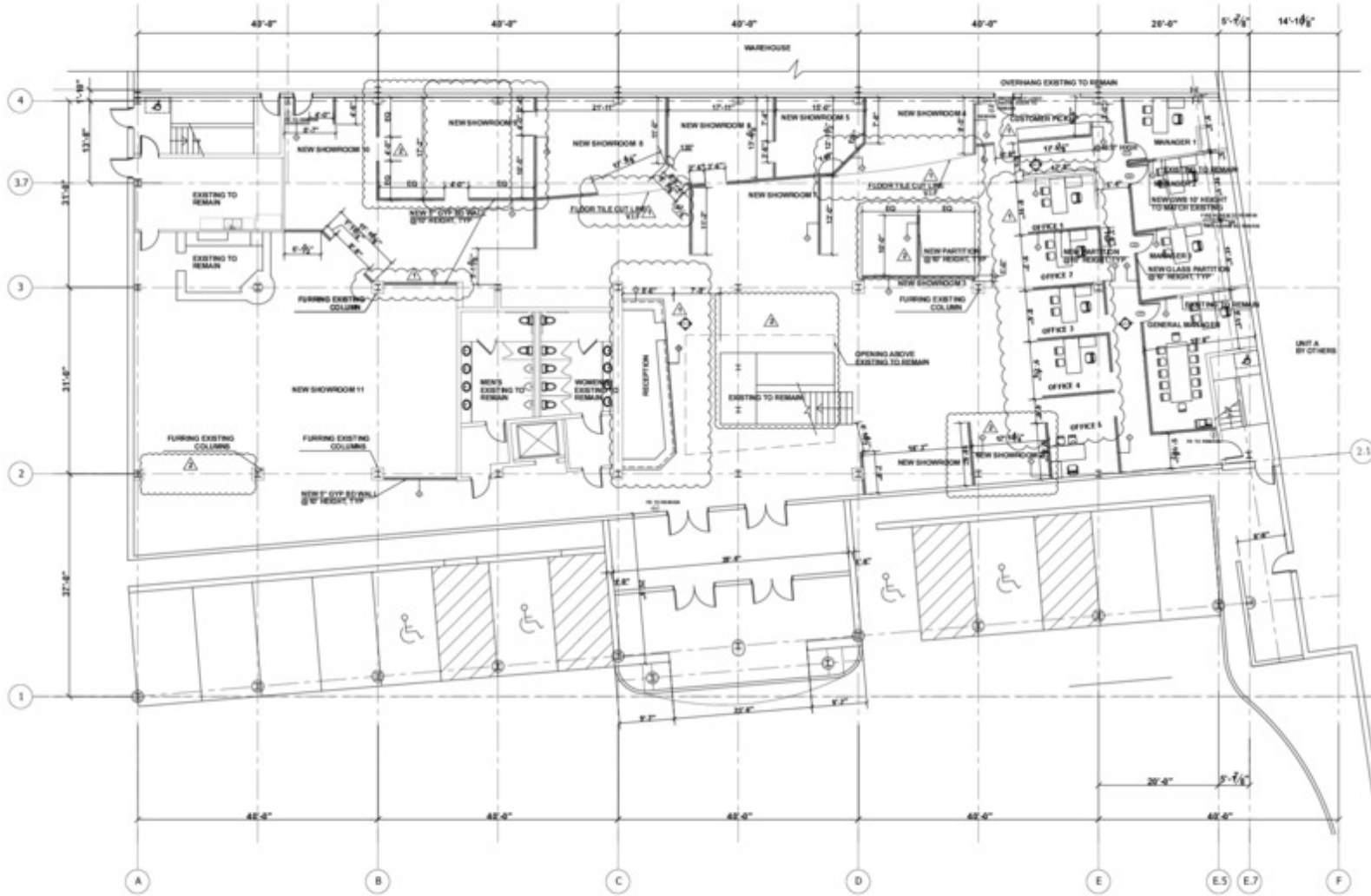
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**2500 TOUHY AVENUE**



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# UNIT A OFFICE/SHOWROOM FLOOR PLAN



1138 N. Colfax Ave. Chicago, IL 60622 (312) 488-8800 (773) 488-8800

**ARCHITECTS**

**JOHN JOYCE & ASSOCIATES**

These drawings have been prepared at our office and are the property of our firm. They shall not be used for any other project without our written consent. We shall not be responsible for any errors or omissions in these drawings, and we shall not be liable for any damages or losses resulting from their use.

**GENERAL NOTES:**

1. The Contractor shall verify existing conditions and make any necessary adjustments prior to proceeding with construction. The Contractor shall be responsible for any discrepancies between the drawings and the actual field conditions.

2. All work shall be in accordance with the latest editions of the applicable building codes and standards.

3. The Contractor shall maintain clear access to all existing and proposed entrances and exits at all times.

4. The Contractor shall protect all existing utilities and structures not to be removed.

5. The Contractor shall provide adequate safety measures for all workers and the public during construction.

6. The Contractor shall maintain the site in a clean and safe condition at all times.

7. The Contractor shall provide adequate lighting and ventilation for all work areas.

8. The Contractor shall provide adequate fire protection for all work areas.

9. The Contractor shall provide adequate first aid and medical facilities for all workers.

10. The Contractor shall provide adequate training and supervision for all workers.

11. The Contractor shall provide adequate communication and coordination with all other trades.

12. The Contractor shall provide adequate record keeping and documentation for all work.

13. The Contractor shall provide adequate quality control and assurance for all work.

14. The Contractor shall provide adequate safety training and education for all workers.

15. The Contractor shall provide adequate safety equipment and supplies for all workers.

16. The Contractor shall provide adequate safety signage and barriers for all work areas.

17. The Contractor shall provide adequate safety monitoring and inspection for all work.

18. The Contractor shall provide adequate safety reporting and documentation for all work.

19. The Contractor shall provide adequate safety training and education for all workers.

20. The Contractor shall provide adequate safety equipment and supplies for all workers.

**GOLDENHOME  
MIDWEST  
SHOWROOM**  
2500 TOUHY AVE.  
ELK GROVE VILLAGE, IL

No.	Description	Date
1	ISSUE FOR GC	09.19.2017
2		03.15.2018
3		
4		
5		
6		
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10		

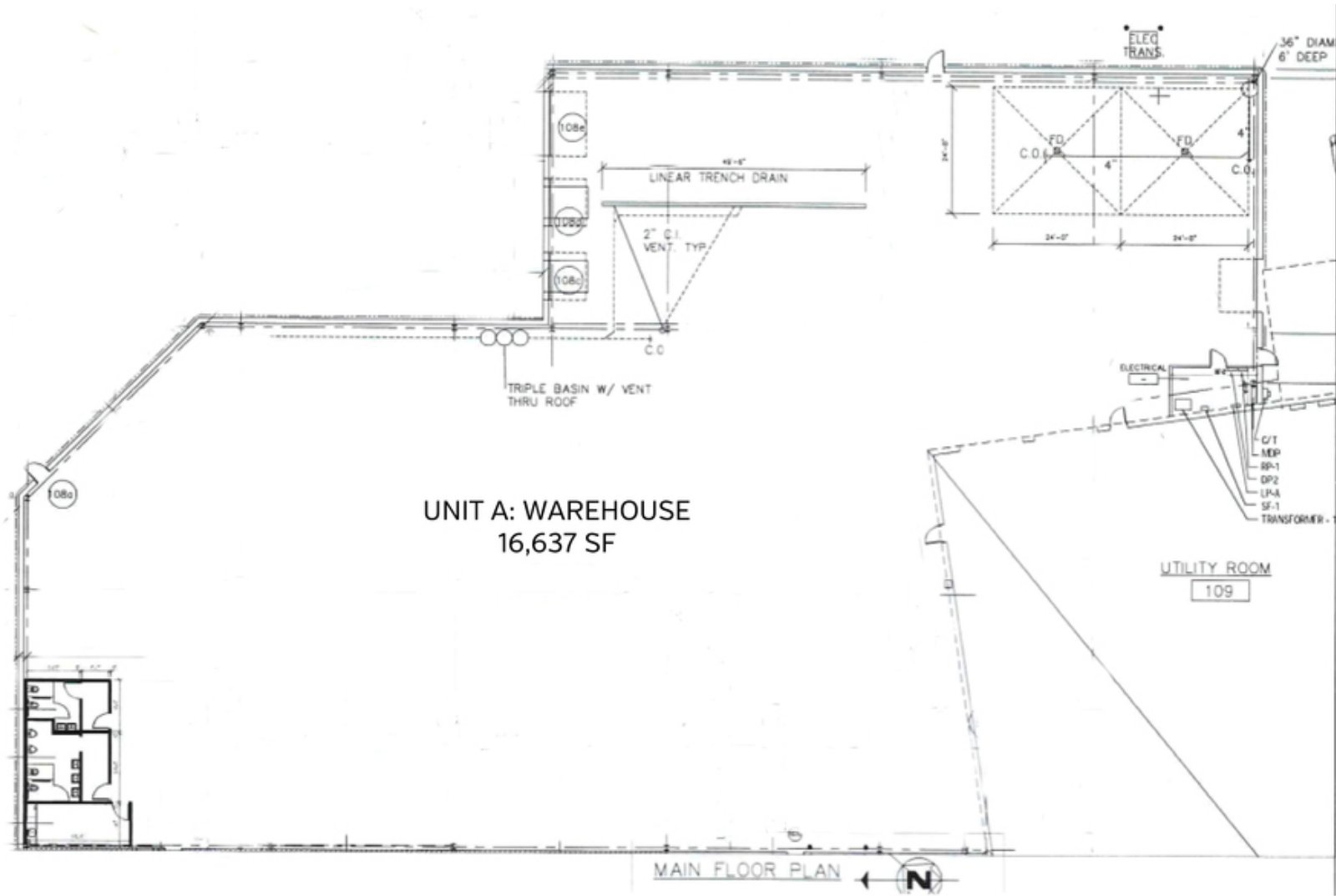
Job No: 170282  
Date: 09.19.2017

**PROPOSED**

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# UNIT A WAREHOUSE FLOOR PLAN



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# REGIONAL MAP

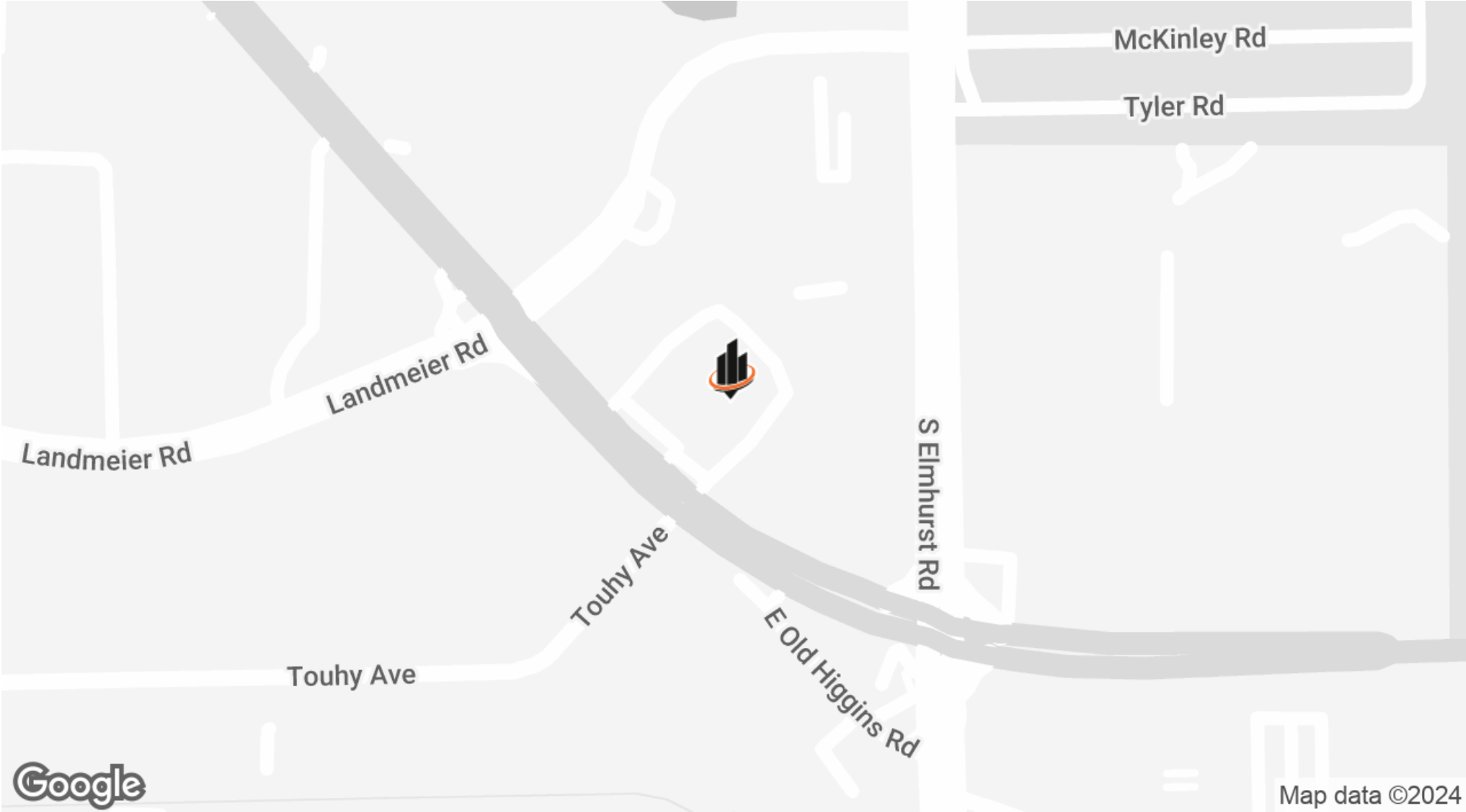


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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

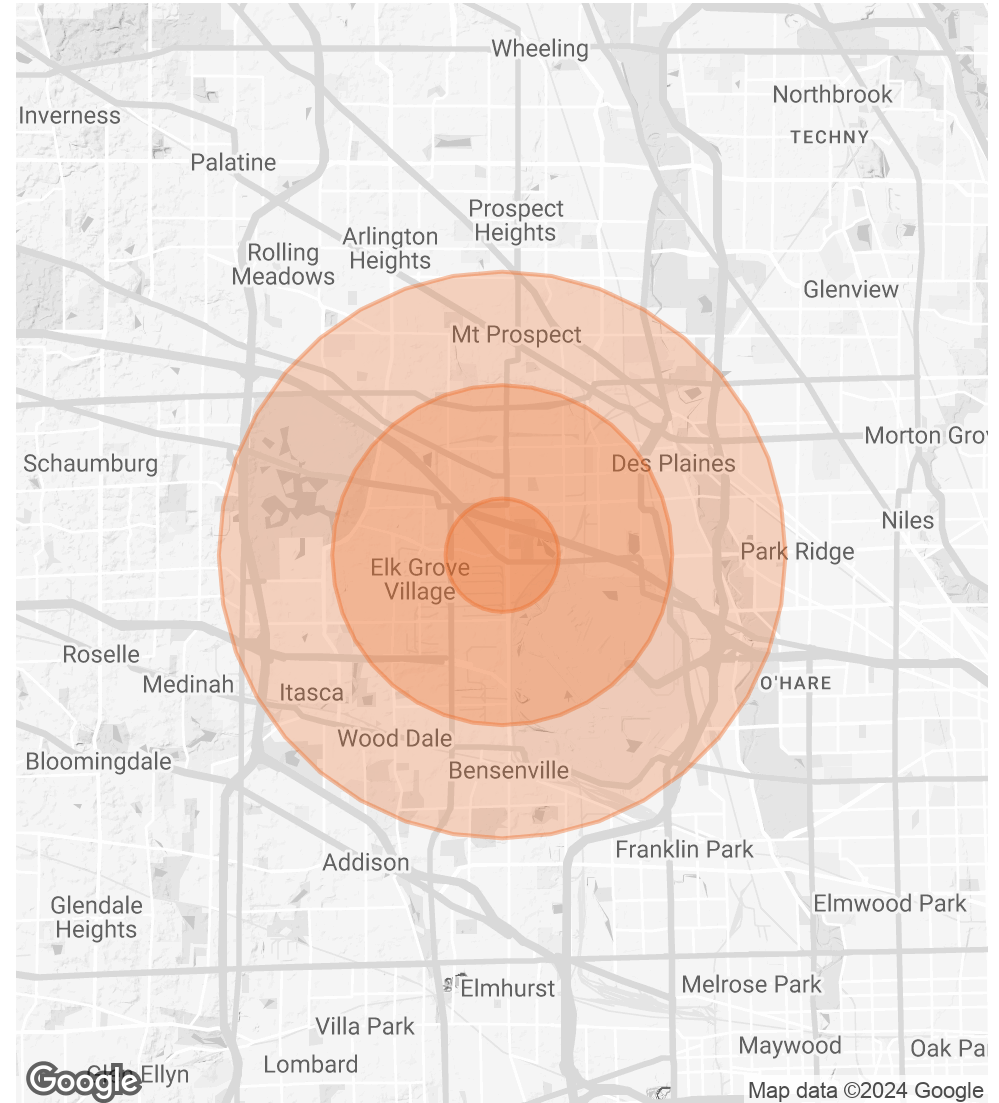
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	4,505	68,612	219,299
<b>AVERAGE AGE</b>	31.4	39.5	42.1
<b>AVERAGE AGE (MALE)</b>	31.7	38.9	40.2
<b>AVERAGE AGE (FEMALE)</b>	32.9	39.9	43.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,518	26,856	89,429
<b># OF PERSONS PER HH</b>	3.0	2.6	2.5
<b>AVERAGE HH INCOME</b>	\$49,086	\$80,237	\$92,205
<b>AVERAGE HOUSE VALUE</b>	\$83,362	\$215,799	\$268,017

\* Demographic data derived from 2020 ACS - US Census



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