

# 3,700 SF

## Industrial Property For Lease



**BROWN**  
COMMERCIAL GROUP, INC.

696 N. LARCH AVE., ELMHURST, IL 60126

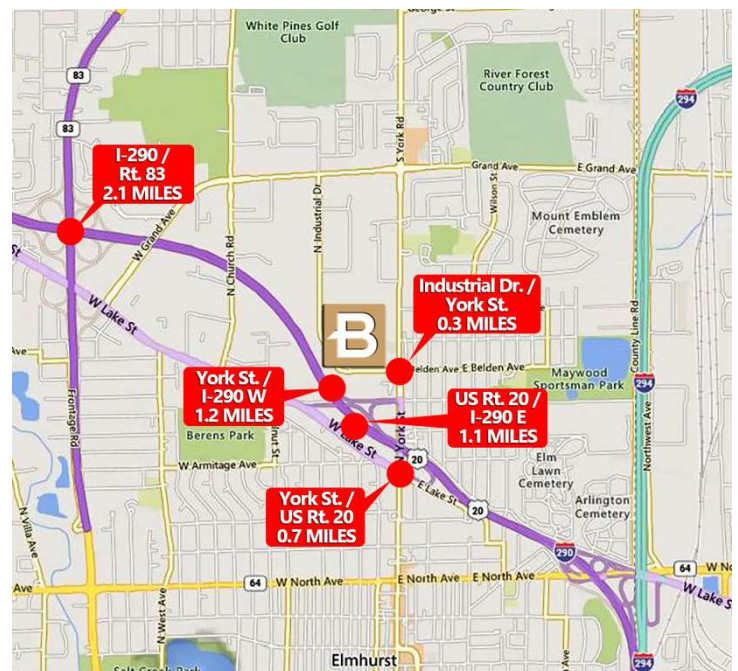


### LOCATION DESCRIPTION

Established industrial park location with easy access to major transportation routes via nearby US Rt. 20, I-290, Rt. 83.

### PROPERTY OVERVIEW

- 3,700 SF In-line Unit Available
- 1,480 SF Offices
- 13' Clear Ceilings
- 1 Drive-in Door (10' x 12')
- Fully Functional Spray Booth (can be removed)
- New LED Lighting in Warehouse
- Common Parking
- Lease Rate: \$13.50/SF Modified Gross
- Available: Immediate



**PAT CROWLEY**

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PCROWLEY@BROWNCOMMERCIAL.COM

**TRINITY SCURTO, SIOR**

847.758.9200 x304

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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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

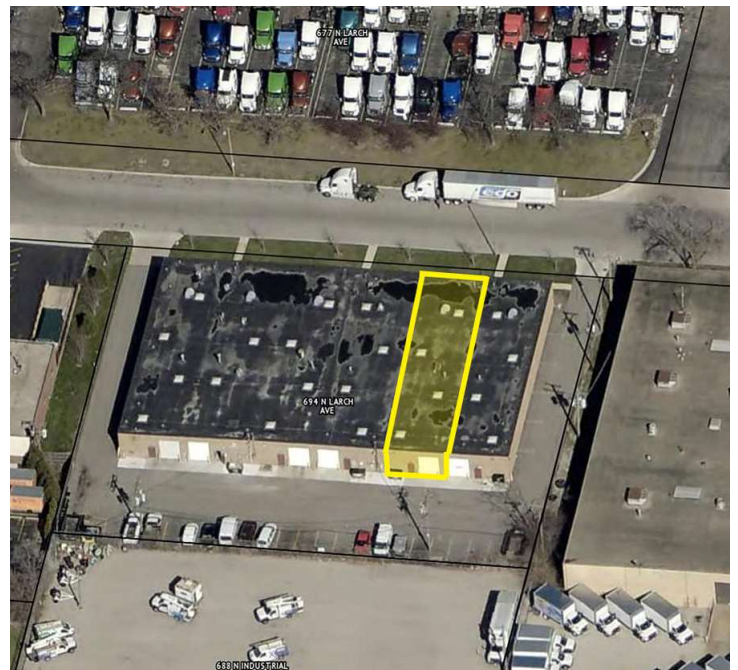
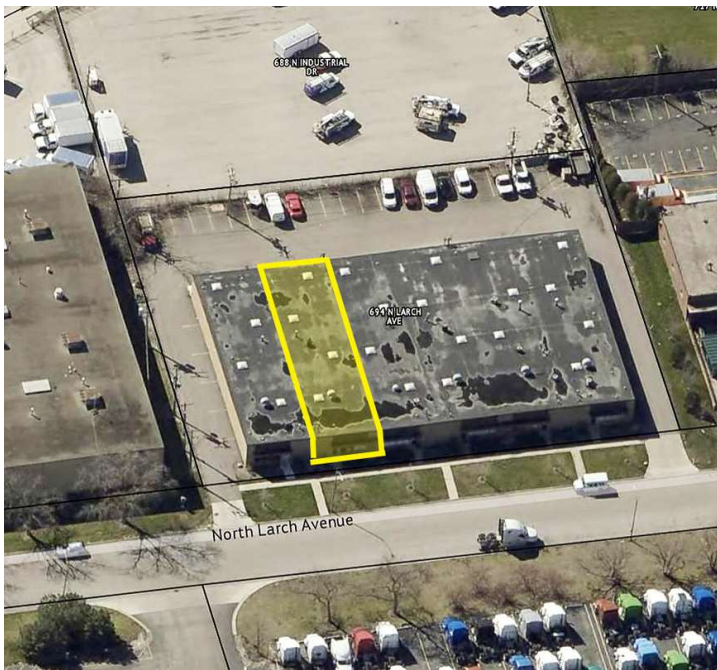
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