

# 740-742 Lively Blvd Elk Grove Village IL

## Available: 24,000 SF



## FOR SALE: 24,000 SF Multi-Tenant Building on 46,374 SF Site

AVAILABLE: 24,000 SF

SITE: 46,374 SF (1.06 Acres)

LOADING:

- Five Exterior Loading Docks
- Five Grade-Level Drive-In-Doors

BUILT: 1971

(6) Units Fully Leased

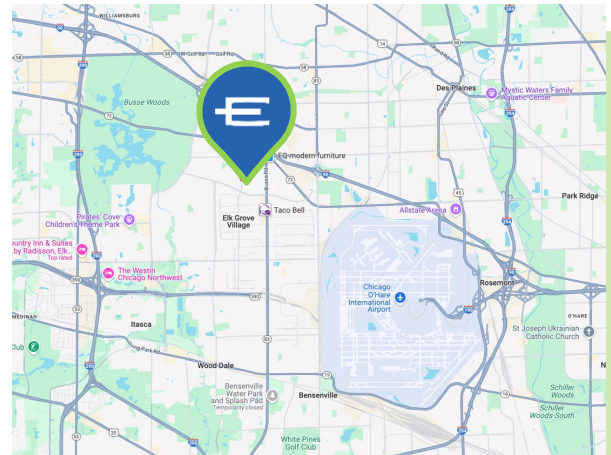
CEILING HEIGHT: 14'

ZONING: I-1

TAXES: \$67,578.89 (\$2.82 PSF) (2023)

ASKING PRICE: ~~\$2,500,000 (\$104.17 PSF)~~

NOW: \$2,400,000 (\$100.00 PSF)



SCAN FOR LISTING



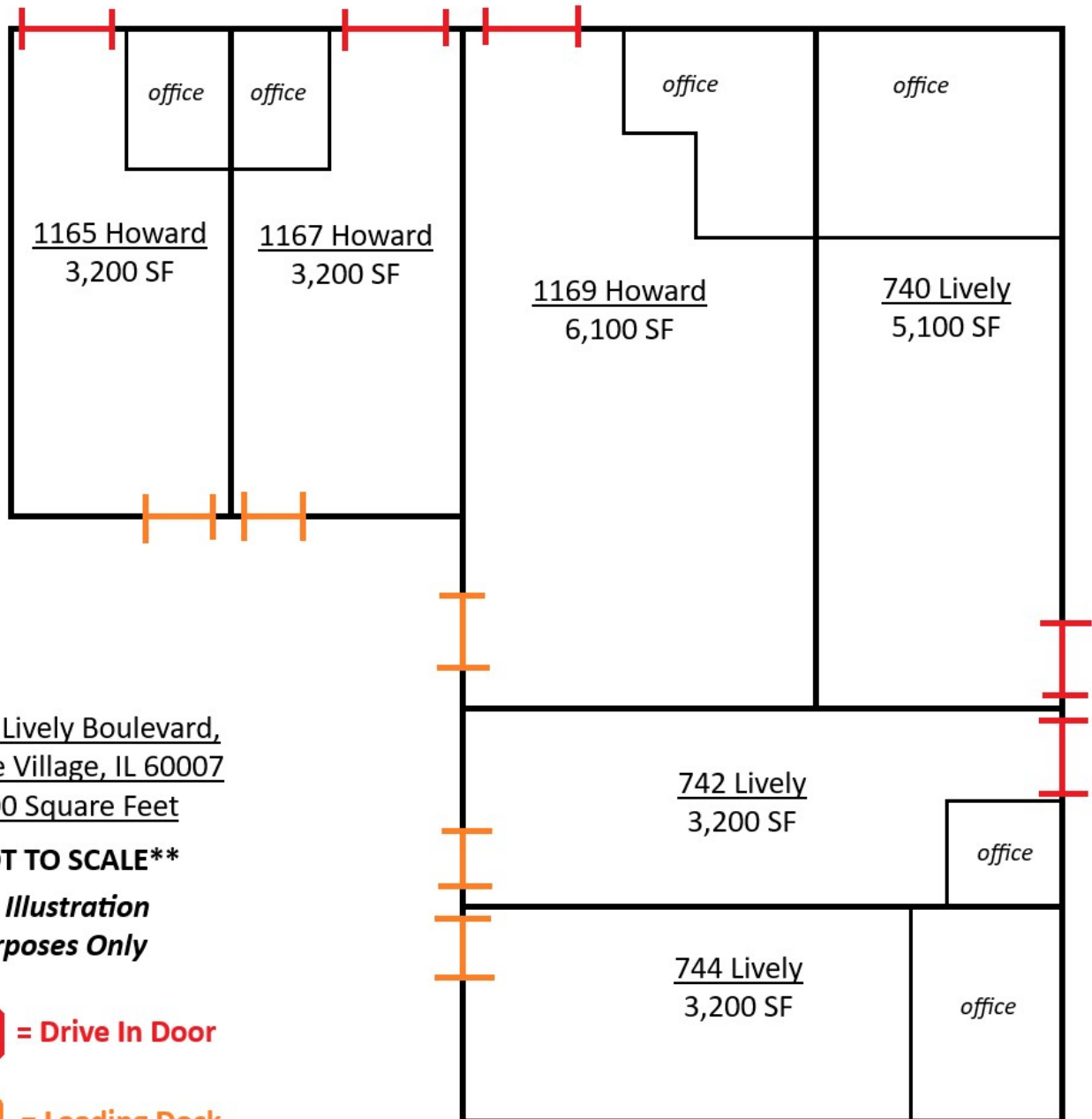
**ENTRE**  
Commercial Realty LLC

Ian Pattison  
847-650-3124  
ipattison@entrecommercial.com

Brad Bullington  
630-674-6989  
bbullington@entrecommercial.com

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# FLOOR PLAN



740-742 Lively Boulevard,  
Elk Grove Village, IL 60007  
24,000 Square Feet

**\*\*NOT TO SCALE\*\***

***For Illustration  
Purposes Only***

 = Drive In Door

 = Loading Dock

# RENT ROLL

UNIT	TENANT	SIZE (SF)	GROSS RENT PSF	ANNUAL GROSS RENT	MOVE-IN DATE	LEASE EPIRATION
740 LIVELY	Custom Fab	5,100	\$12.35	\$62,985	August 2020	Month-to-Month
742 LIVELY	Ruben Murillo	3,200	\$11.43	\$36,576	October 2020	10/31/2025
744 LIVELY	Randel Kelly	3,200	\$12.18	\$38,976	October 2005	10/31/2026
1165 HOWARD	MK Cabinets	3,200	\$12.18	\$38,976	September 2020	9/30/2026
1167 HOWARD	Innovative Chemical Inc.	3,200	\$12.75	\$40,800	August 2020	Month-to-Month
1169 HOWARD	Great Northern Flooring Inc.	6,100	\$11.11	\$67,771	March 2010	3/31/2026
TOTAL		24,000	\$12.00	\$286,084		





[illegible]

## LOCATION

An excellent multi-tenant investment opportunity located in the heart of Elk Grove Village's dynamic industrial corridor. 740-742 Lively Blvd offers strong visibility and easy access to major transportation routes, including I-90, I-290, and O'Hare International Airport. The property is situated in a thriving business community known for its robust industrial and commercial base, making it ideal for investors seeking stable occupancy potential and long-term value.