

# 6,007 SF

## Industrial/Flex Property For Lease

PROFESSIONALLY OWNED AND MANAGED BY



**BROWN**  
COMMERCIAL GROUP, INC.

**1201 WILEY ROAD, SCHAUMBURG, IL 60173**



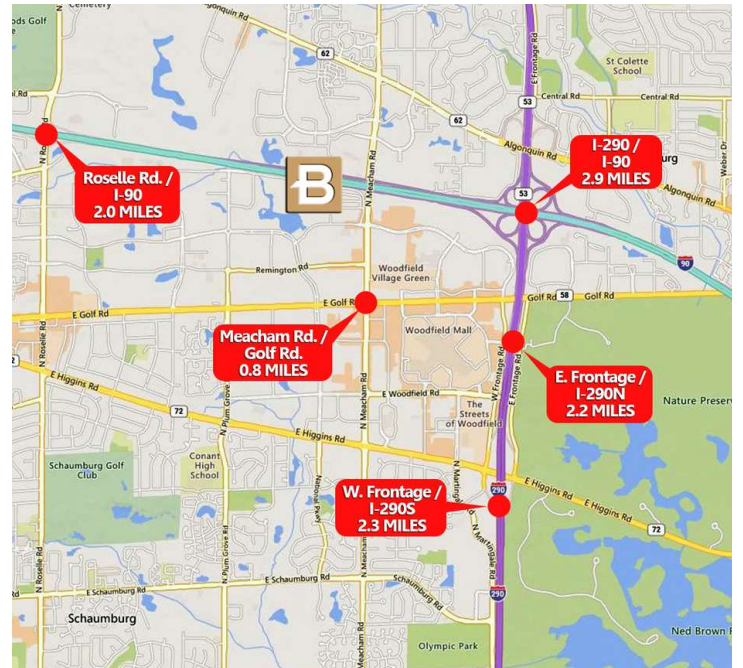
### LOCATION DESCRIPTION

Established industrial park with I-90 exposure.

SPACES	LEASE RATE	SPACE SIZE
100	\$12.50 SF/yr	6,007 SF

### PROPERTY OVERVIEW

- 1 Unit Available
- 15' Clear Ceilings
- 2 Common Docks & Some Units Have Drive-in Doors
- Quality flex / light industrial building in northern Schaumburg with great visibility, easy access
- Institutionally owned and managed
- Tenant Improvement Allowance Provided By Ownership
- CAM/Taxes: \$5.48/SF
- Lease Rate: \$12.50/SF Net



**MASON HEZNER**

847.758.9200 x306

MHEZNER@BROWNCOMMERCIAL.COM

**CANDACE SCURTO**

847.758.9200 x311

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

// 847.758.9200

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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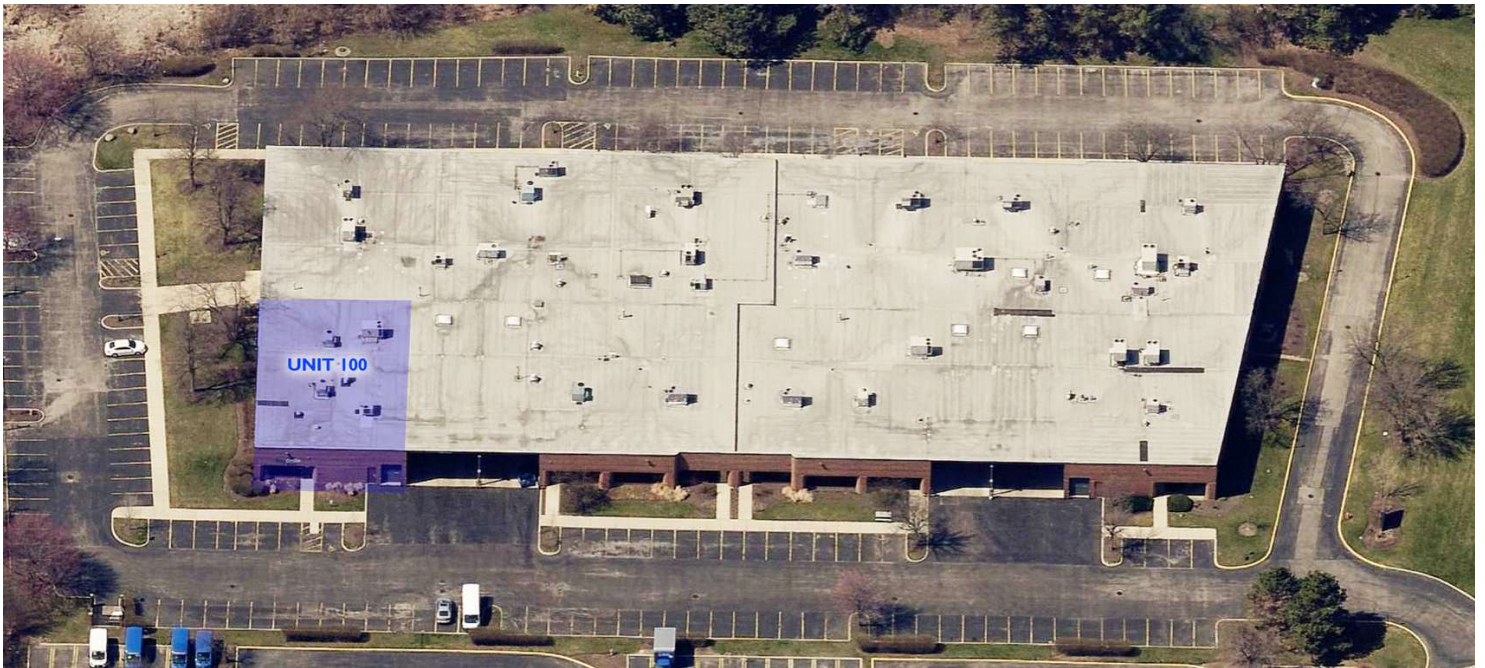
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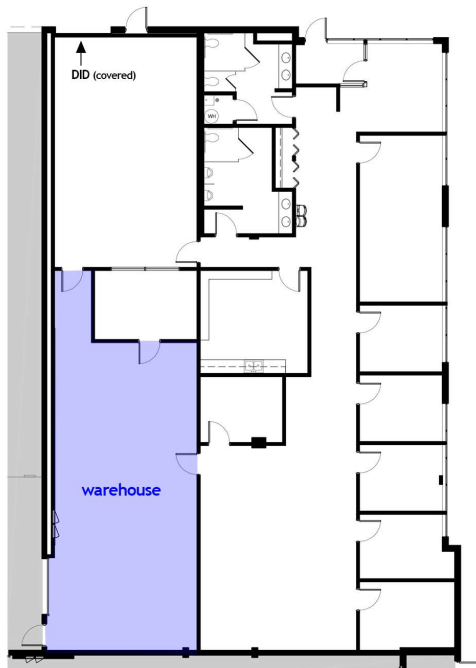
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### UNIT 100

- 6,007 SF Unit
- End-Cap Unit
- Currently configured with approximately 75% office space
- 15' Clear Ceilings
- 2 Common Docks
- 1 Private Drive-in Door (currently covered by office)
- 400 Amp, 120/208 V, 3 Phase Power
- CAM / Taxes: \$5.48/SF
- Lease Rate: \$12.50/SF Net
- Available May 1, 2026

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