

# 2,500-5,000 SF

## 2-Unit Industrial Property For Lease



**BROWN**  
COMMERCIAL GROUP, INC.

**105 RANDALL STREET, ELK GROVE VILLAGE, IL 60007**

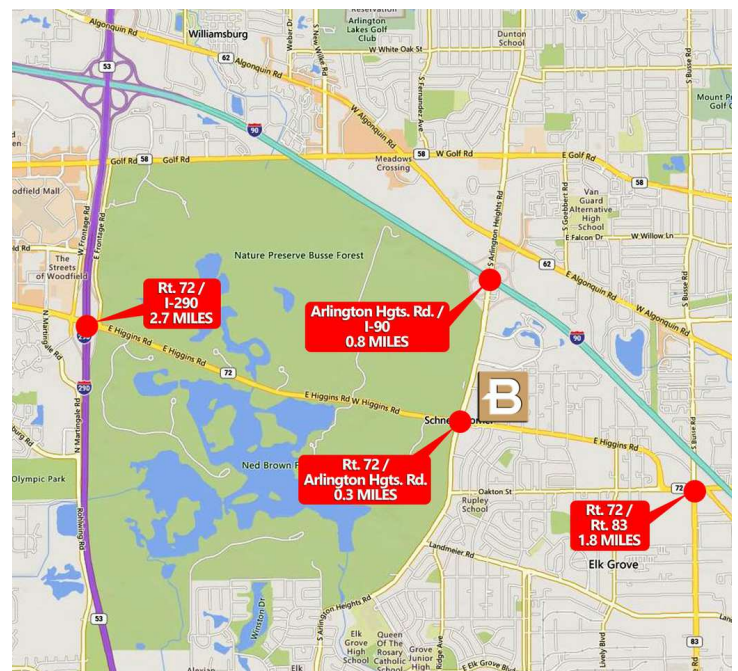


### LOCATION DESCRIPTION

Established industrial park in convenient O'Hare market area. Easy access to major transportation routes via nearby Rt. 72, Rt. 83, I-90, I-290.

### PROPERTY OVERVIEW

- 5,000 SF 2-Unit Building
- Unit A: 2,500 SF with 10% office space, 1 drive-in door (10'), 400 amp/240 volt power, and 2 restrooms.
- Unit B: 2,500 SF with 20% office space, 1 restroom, private loading dock and 200 amp power.
- 13' Clear Ceilings
- Easy Access, Good Visibility
- Parking: Approximately 6 Car Stalls Per Unit
- Lease Rate: \$11.95/SF Modified Gross
- Available Immediately



**MASON HEZNER**

847.758.9200 x306

MHEZNER@BROWNCOMMERCIAL.COM

**CANDACE SCURTO**

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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



# 2,500-5,000 SF

## 2-Unit Industrial Property For Sale



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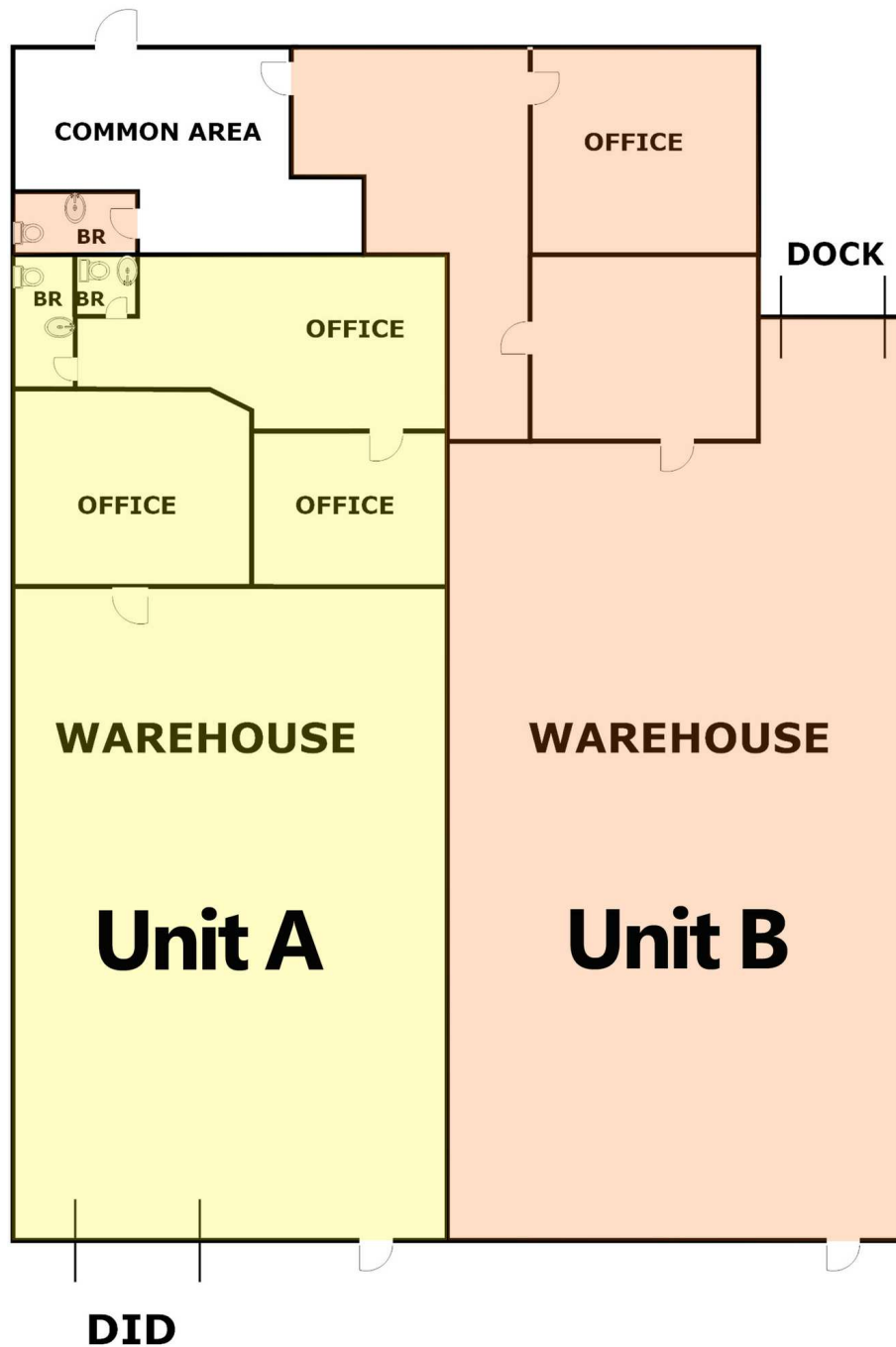
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**2-Unit Industrial Property For Sale**



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