

# 5,049 SF

## Industrial Property For Sale



**BROWN**  
COMMERCIAL GROUP, INC.

**450 BENNETT RD., ELK GROVE VILLAGE, IL 60007**

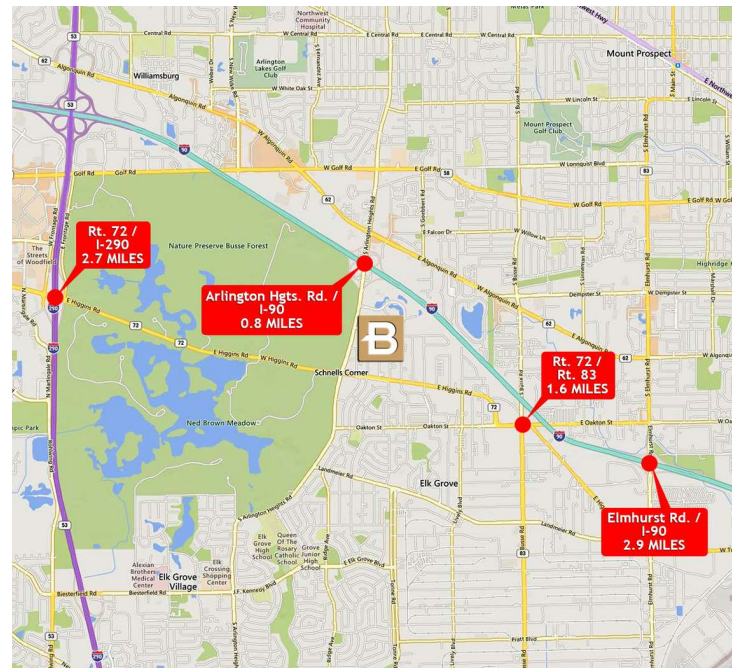


### LOCATION DESCRIPTION

Established industrial park in convenient O'Hare market. Easy access to major transportation routes via near-by full I-90/Arlington Heights Rd. interchange.

### PROPERTY OVERVIEW

- 5,049 SF Free-standing Building
- 1,500 SF Office Space Configured With 1 Private Office, Reception Area, Conference Room, Bullpen Area and 2 Restrooms
- 14' Ceilings
- 1 Interior Dock
- 1 Drive-in Door
- 400 Amp Power
- NEW FULL ROOF REPLACEMENT IN 2025
- Car Parking: 12
- Property Taxes: \$25,424 (2024)
- Sale Price: Subject to Offer



**MASON HEZNER**

847.758.9200 x306

MHEZNER@BROWNCOMMERCIAL.COM

**CANDACE SCURTO**

847.758.9200 x311

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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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