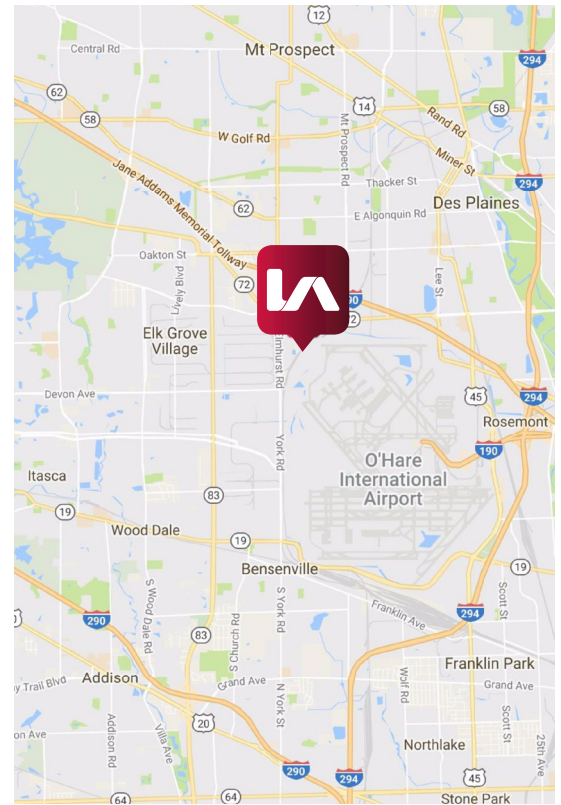


AVAILABLE FOR LEASE  
 409-419 TOUHY AVENUE  
 DES PLAINES, ILLINOIS 60018



**BUILDING SPECIFICATIONS:**

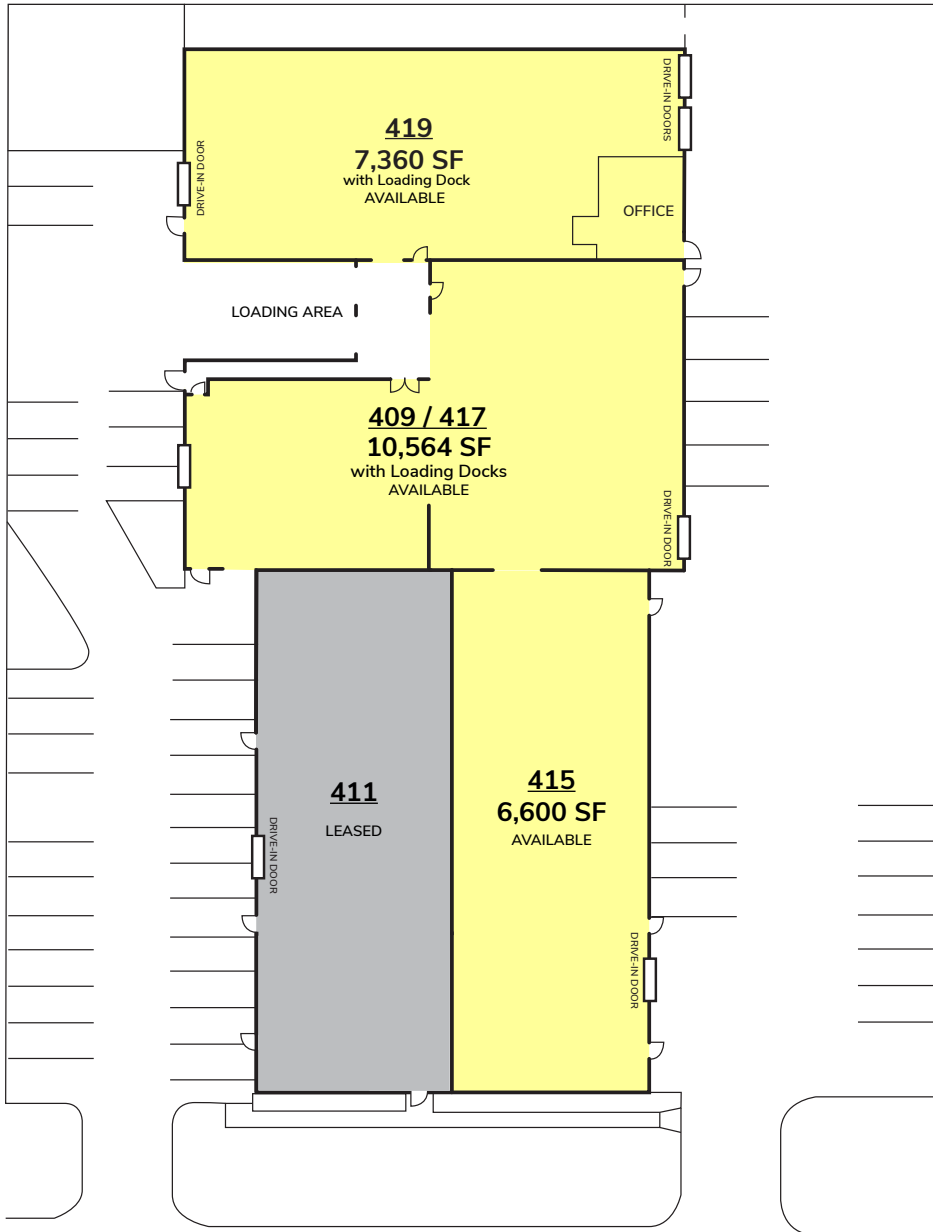
	409 / 417 TOUHY	415 TOUHY	419 TOUHY
<b>UNIT SIZE:</b>	10,564 SF	6,600 SF	7,360 SF
<b>OFFICE AREA:</b>	1,000 SF	1,200 SF	250 SF
<b>CEILING HEIGHT:</b>	14'	12'	14'
<b>TRUCK LOADING:</b>	Access to Docks 2 DIDs	1 DID (More can be added)	Access to 1 Dock 3 DID (more can be added)
<b>POWER:</b>	(2) 200 Amps	200 Amps	200 Amps
<b>HEAT:</b>	Gas	Gas	Gas
<b>PARKING:</b>	15 Spaces	12 Spaces	6 Spaces
<b>ZONING:</b>	Zoning for Auto and Truck Repair		
<b>LEASE PRICE:</b>	\$9.50-\$10.00 PSF Gross		
<b>COMMENTS:</b>	Showrooms and Offices are Air-conditioned		



**John E. Sharpe** SIOR CCIM LEED-AP  
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**Arnold Rubin**  
 Rubin Development  
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



### HIGHLIGHTS & FEATURES

- Zoned for automotive use, mechanical and/or body and fender work, and many other uses.
- Outstanding exposure to 70,000 cars per day
- Located near O'Hare International Airport, midway between Elmhurst Road and Mt. Prospect Road
- Drive-in Doors may be added

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