



Industrial Unit For Lease

2271 Devon Avenue, Elk Grove Village, IL 60007



LEASE RATE

\$12.75 SF/YR

OFFERING SUMMARY

Available SF:	3,993 SF
Lease Rate:	\$12.75 SF/yr (MG)
Ceiling Height:	14' clear
Loading Docks:	1 per unit
Power:	200 Amp; 3-phase
Office:	250-300 SF per unit
Zoning:	Industrial (I-2)
Building Size:	31,581 SF

PROPERTY OVERVIEW

All units have private loading docks with small office area in front and large open warehouse with 14' clear height. Dupage county taxes and right on Western edge of O'Hare. Shop and office bathrooms. Perfect for distributors and light manufacturing/assembly. Lease term 2-5 years.

Modified gross lease with tenants paying approximately \$.25 PSF additional for pro-rata share of snow removal and landscaping. Strong ownership involvement with long-term professional management and many recent capital improvements including parking lot, sewers and roof. Broker (agent) has an ownership interest in this property.

PROPERTY HIGHLIGHTS

- Clean, open units with private loading docks
- 14' clear height in warehouse with small office areas
- Low Dupage county taxes on Western edge of O'Hare Airport
- Diligent ownership with many recent capital improvements
- Perfect for small distribution or manufacturing companies

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
2271 Devon Avenue	\$12.75 SF/yr	3,993 SF

JIM CONRAD, CCIM

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jpc@mclennancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.



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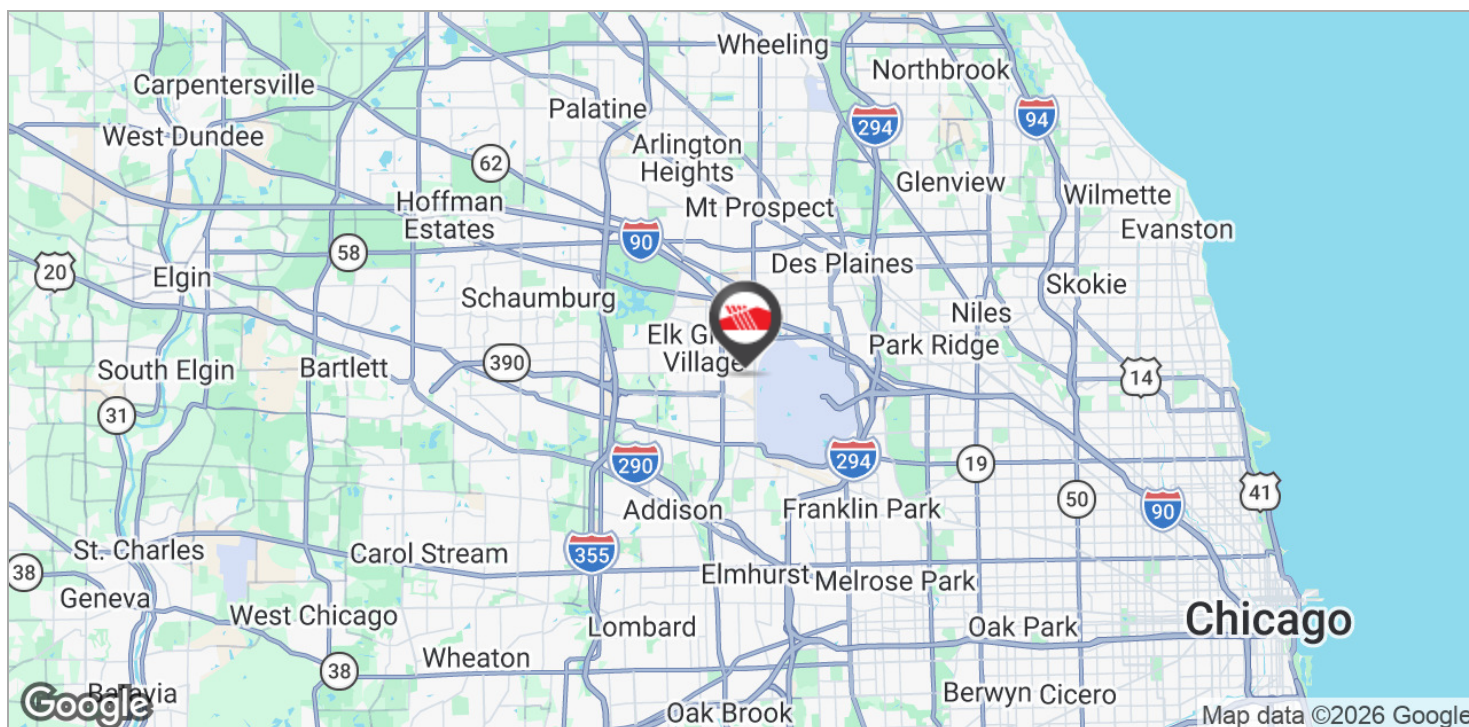
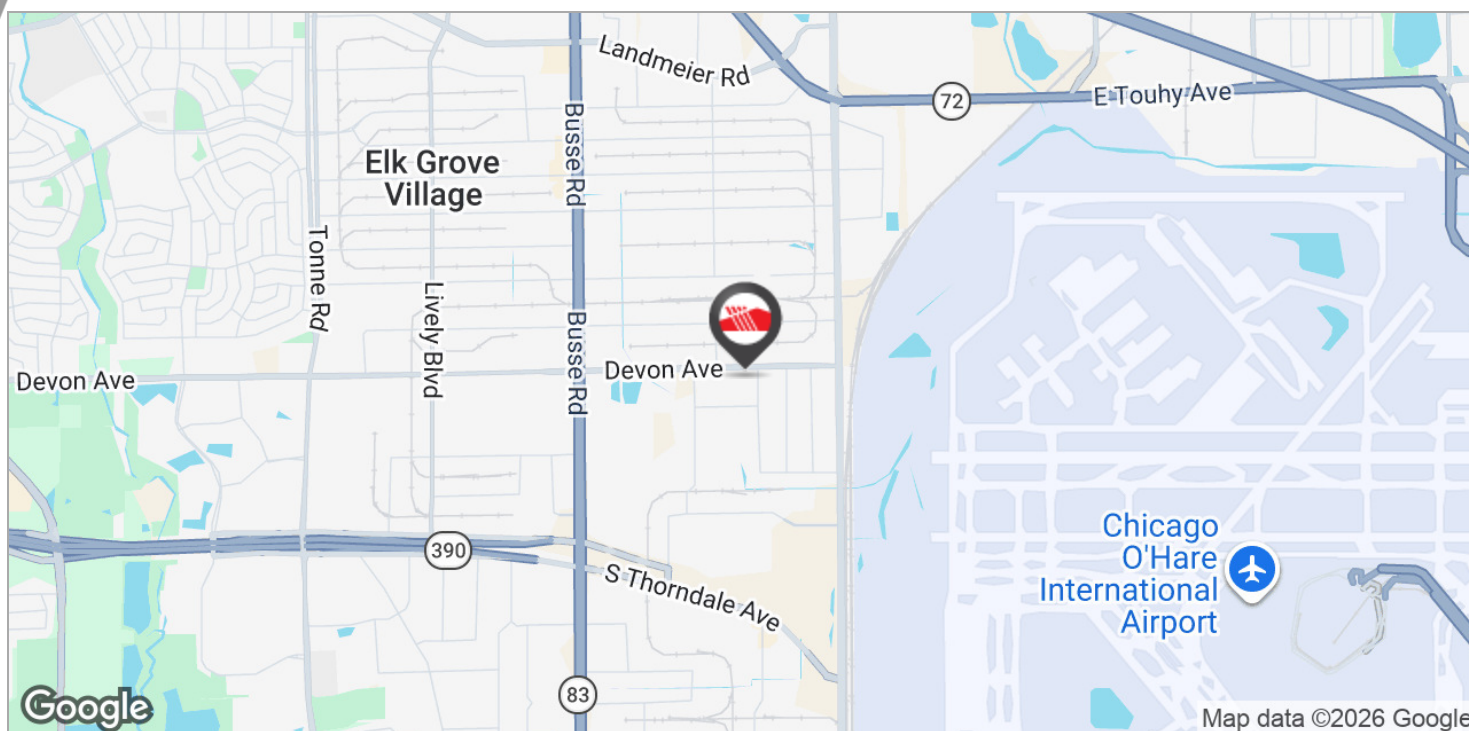
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25 N. Northwest Highway | Park Ridge, IL 60016 | 847.825.0011 | www.mclellnancos.com



2271 & 2281 Devon Avenue

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