

# 38,649 SF

## Industrial Property For Lease



**BROWN**  
COMMERCIAL GROUP, INC.

**1035 HILLTOP DR., ITASCA, IL 60143**

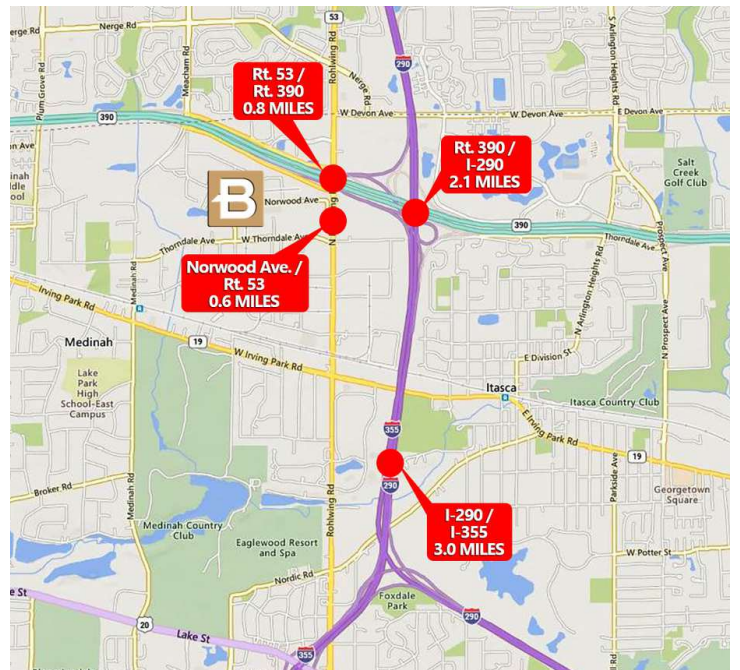


### LOCATION DESCRIPTION

Established industrial park location just seconds from major transportation routes via Rt. 53, Rt. 390, I-290 and I-355.

### PROPERTY OVERVIEW

- 38,649 SF Free-standing Building
- Sublease through 3/1/25 - longer term available with building ownership
- 4,000 SF Offices
- 925 SF Assembly Space
- 18' Clear Ceilings
- 3 Interior Truck Docks
- 1 Drive-in Door
- 36'6" x 42'4" Bay Size
- 20 Car Parking - Expandable to 36 stalls
- 1200 Amp, 480 Volt, 3-Phase Power
- Lease Rate: \$10.75/SF Gross



**MIKE ANTONELLI, SIOR**

847.758.9200 x307

MANTONELLI@BROWNCOMMERCIAL.COM

**MATT HANSON**

847.758.9200 x309

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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

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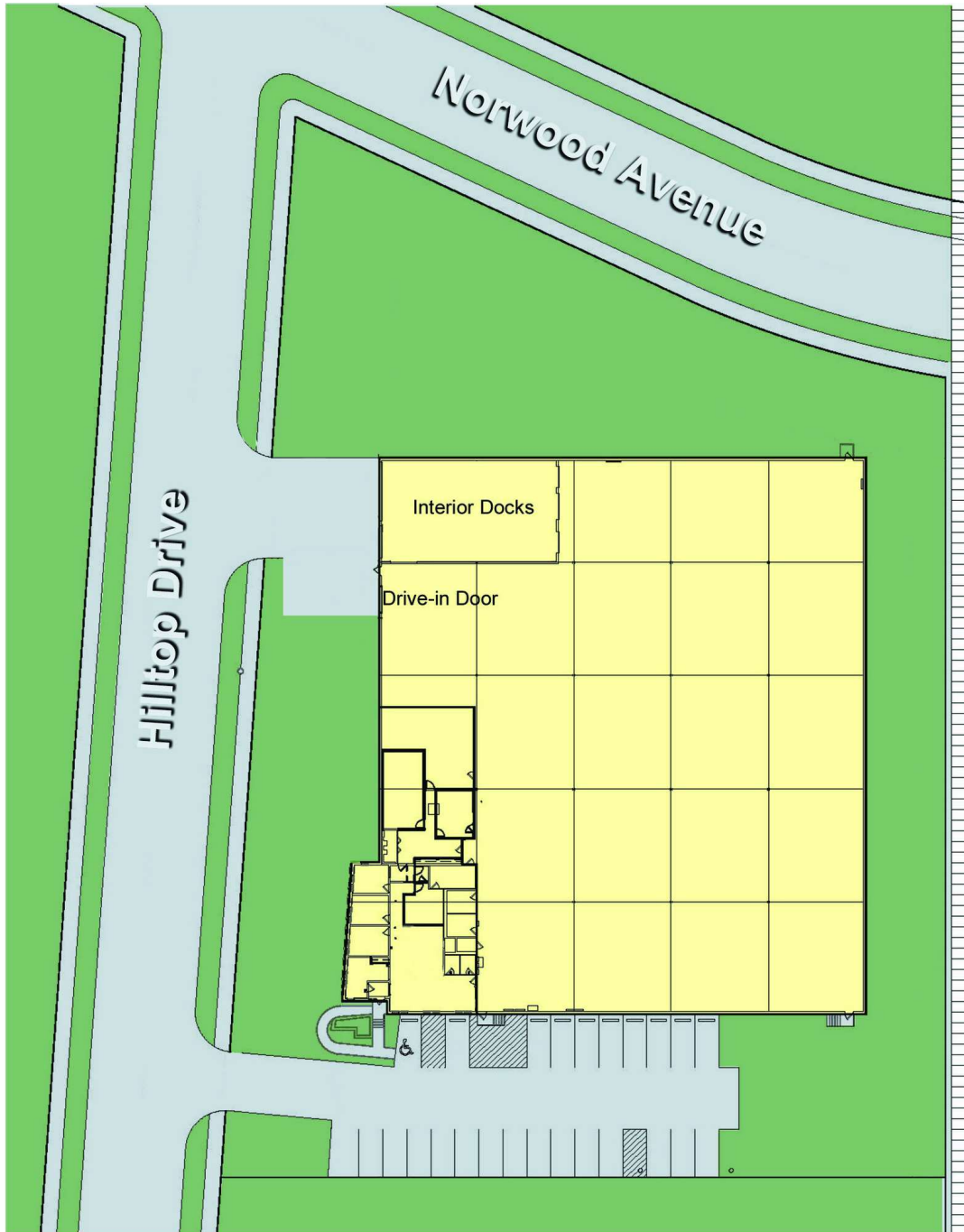
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