

# 6,002 SF

## Industrial Property For Sale



**BROWN**  
COMMERCIAL GROUP, INC.

**821 ALBION AVE., STE. B, SCHAUMBURG, IL 60193**

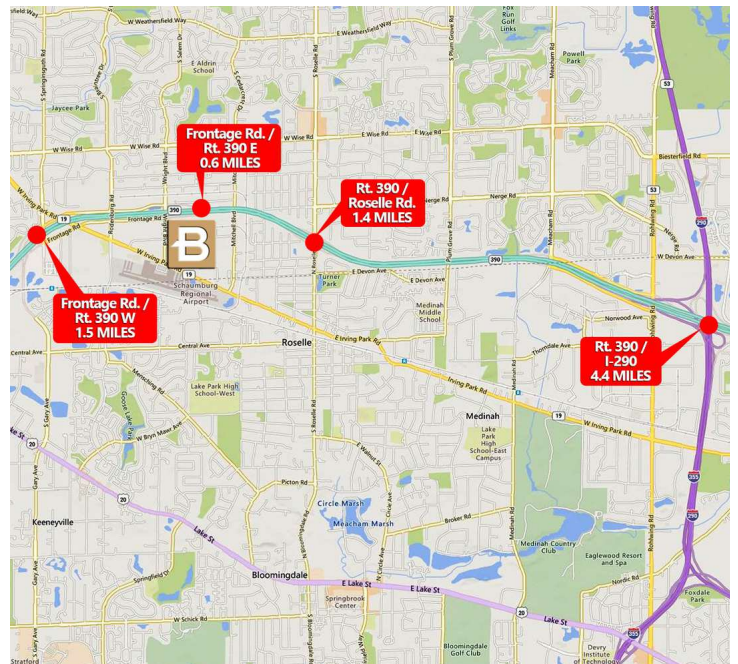


### LOCATION DESCRIPTION

Established industrial park location with easy access to major transportation routes via nearby Rt. 19, Rt. 390, I-290.

### PROPERTY OVERVIEW

- 6,002 SF Industrial Unit
- 1,300 ± SF Office Space
- 14' Clear Ceilings
- Exterior Dock with Leveler
- 1 Drive-In Door
- Bonus Mezzanine Storage Space
- Additional Detached Storage Shed
- 1,200 Amp, 600 Volt, 3 Phase Power
- Good Parking
- Leased through 1/31/25
- Sale Price: \$691,500



**PAT CROWLEY**

847.758.9200 x310

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**TRINITY SCURTO, SIOR**

847.758.9200 x304

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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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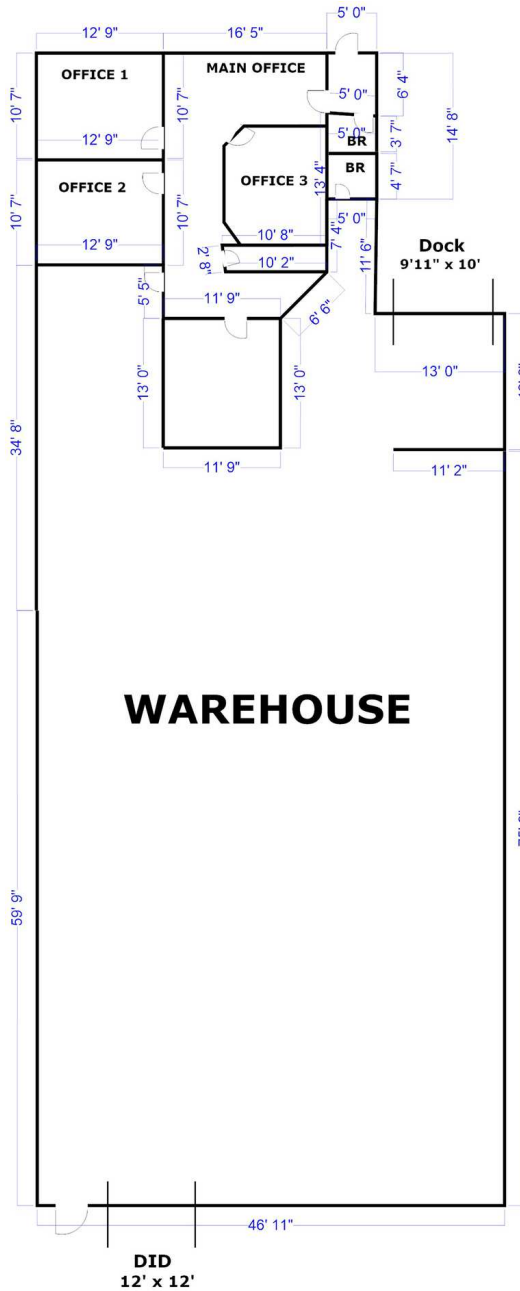
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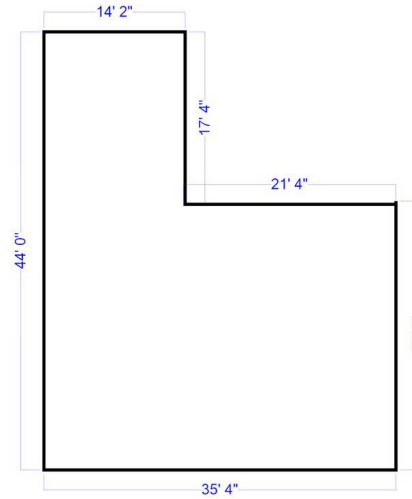


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**1ST FLOOR**



**2ND FLOOR**

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