

FOR LEASE WAREHOUSE SPACE – 5,000 SQ.FT.

141 CROSSEN AVE
ELK GROVE VILLAGE, IL



Executive Summary: AVAILABLE IMMEDIATELY - 5,000 square feet of wide open, functional warehouse space. Located near the intersection of Higgins Road and Oakton Street with excellent location and access less than a mile to a full interchange of I-90 & Elmhurst Road, northwest of O'Hare Airport. Clean well-maintained masonry building with attentive owner on site in the adjacent unit. Numerous warehouse skylights provide abundant natural light. Call John Carbone, Managing Broker at 847-612-2188 with questions or to schedule a showing.

Premises:

- Size: 5,000 Sq.Ft. 141 Crossen Avenue – approx. 20% office
- Office Space: approx. 900+ square feet – open bullpen, two privates, restroom
- Warehouse dimensions: approx. 55' wide by 70' deep to outside wall
- Lease Term: 3-5 years preferred
- Base Rent: \$11.64 per square foot modified gross / \$4,850 monthly
- Modified Gross: Includes base year real estate stop
- Pass Throughs: Pro rata share of future increases in real estate taxes, snow & landscaping
- HVAC: Office full A/C, warehouse – unit heaters
- Ceilings: 14.5' clear height
- Loading: exterior recessed dock 8' x 10', plus one overhead drive in door 10' x 12'
- Electrical Power: 200 amps, three phase
- Parking: 7 designated surface parking spaces in the rear

Warehouse:

- Land: approx. 0.536 Acres / 23,335 square feet
- Building: 139-141 Crossen Ave, single story masonry warehouse 10,000 square feet
- Zoning: I-1 Restricted Industrial District

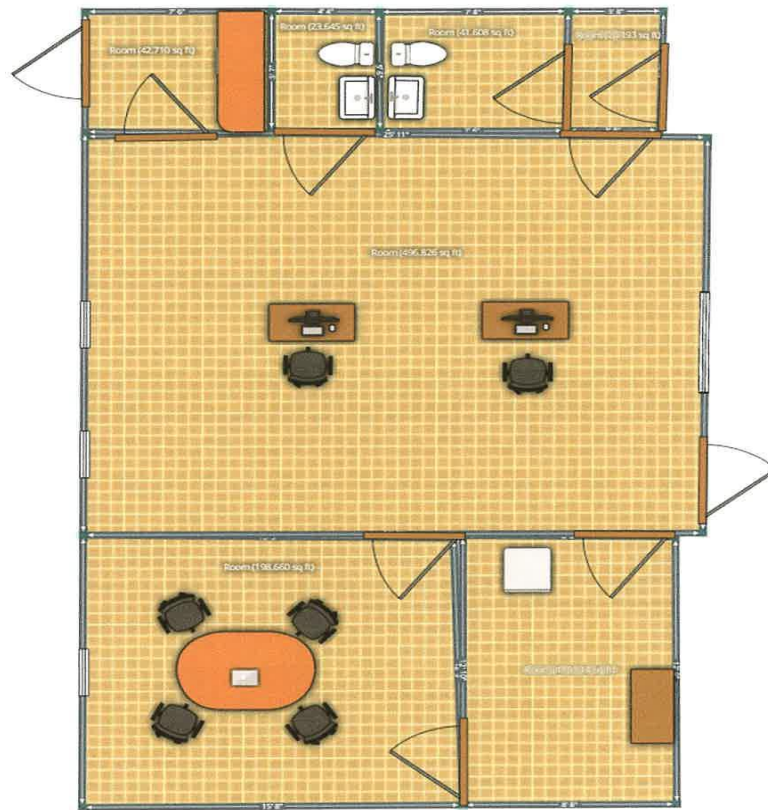
John Carbone, Managing Broker

Phone: 847-612-2188

Email: liberatalc@gmail.com

FOR LEASE WAREHOUSE SPACE OFFICE FLOOR PLAN

141 CROSSEN AVENUE
ELK GROVE VILLAGE, IL



John Carbone, Managing Broker

Phone: 847-612-2188

Email: liberatalc@gmail.com

FOR LEASE WAREHOUSE SPACE

WAREHOUSE PICTURES

141 CROSSEN AVENUE
ELK GROVE VILLAGE, IL



John Carbone, Managing Broker

Phone: 847-612-2188

Email: liberatalc@gmail.com

FOR LEASE WAREHOUSE SPACE

OFFICE PICTURES

141 CROSSEN AVENUE
ELK GROVE VILLAGE, IL



John Carbone, Managing Broker Phone: 847-612-2188 Email: liberatalc@gmail.com