



2050 East Higgins Road
Elk Grove Village, IL 60007
Tel: 847-439-4400
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1450 Arthur Ave, Unit C



- **Location:** 1450 Arthur Ave., Unit C
Elk Grove Village, IL 60007
- **Space Available:** 25,355 Sq. Ft. +/-
- **Total Building Size:** 50,800 Sq. Ft. +/-
- **Land Area:** 2.34 Acres +/-
- **Office:** Zero to 2,795 Sq. Ft. +/-
- **Ceiling:** 16'/18' +/-
- **Parking:** 25 Stalls
- **Loading:** Two (2) Depressed Interior Docks
One (1) Drive-In Door
- **Power:** 400 Amps, 480 Volts, 3 Phase
- **HV/AC:** Gas Unit Heaters / Air Conditioned Office
- **Net Lease Price:** Negotiable
- **Escalation:** Negotiable
- **Real Estate Taxes:** \$2.68 Per Sq. Ft.
(\$5,662.62 Per Month)
Escalation Lessee's Responsibility
- **Building Insurance:** \$0.26 Per Sq. Ft.
(\$549.36 Per Month)
Escalation Lessee's Responsibility
- **CAM:** \$0.56 Per Sq. Ft.
(\$908.55 Per Month)
Escalation Lessee's Responsibility
- **Operating Expense:** Not Included
- **Lease Term:** Negotiable
- **Security Deposit:** Negotiable
- **Available:** April 1, 2025

All information herein is sources deemed reliable but not guaranteed accurate, subject to errors, omissions, and to change of price and term, prior to sale or lease, all without notice.

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A detailed floor plan of the building, showing three distinct units labeled UNIT A, UNIT B, and UNIT C. UNIT A is on the left, UNIT B is in the middle, and UNIT C is on the right. Each unit has its own entrance and internal layout. UNIT C is the largest and features a grid of rooms. A shaded area in the bottom right corner of UNIT C indicates a specific area of interest, possibly a bathroom or a small kitchen area. The plan also shows various structural elements like walls, doors, and windows.

