

Industrial Property For Sale

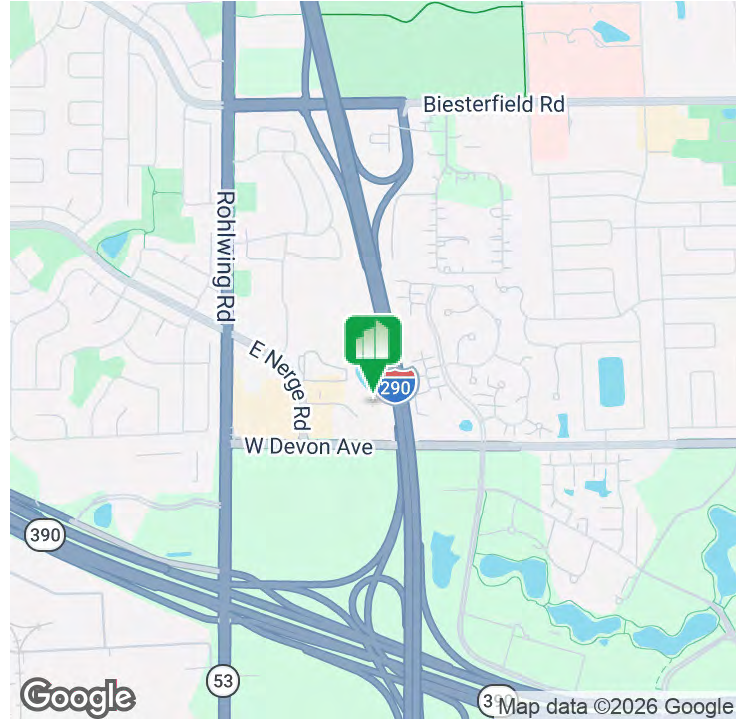


COLD STORAGE CONDO FOR SALE

1014 BONAVENTURE DR, ELK GROVE VILLAGE, IL 60007

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OFFERING SUMMARY

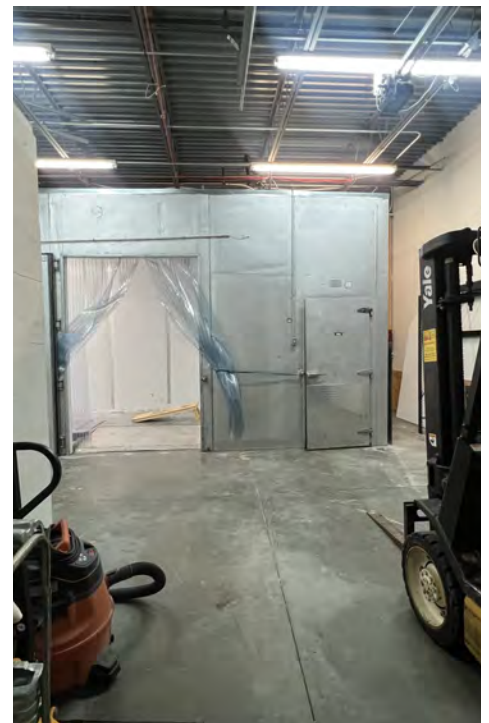
Sale Price:	\$329,000
Price / SF:	\$219.33
Taxes:	\$10,166.70 (2023)
HOA:	\$150/Month
Available SF:	1,500 SF
Lot Size:	0.98 Acres
Zoning:	B-2
Renovated:	2025

PROPERTY OVERVIEW

- Two custom-built cold storage units (11' x 40' and 9' x 9') with refrigeration/freezer capability
- Ideal for food and beverage use
- Forklift included
- Seller financing available
- HOA: Includes water, sewer, snow removal, landscaping, and scavenger
- Warehouse with masonry construction
- Upgraded fire alarm system
- DID: 1 (12' x 14')
- Power: 200-amp
- Clear height: 14'
- Parking: 6 stalls

LOCATION OVERVIEW

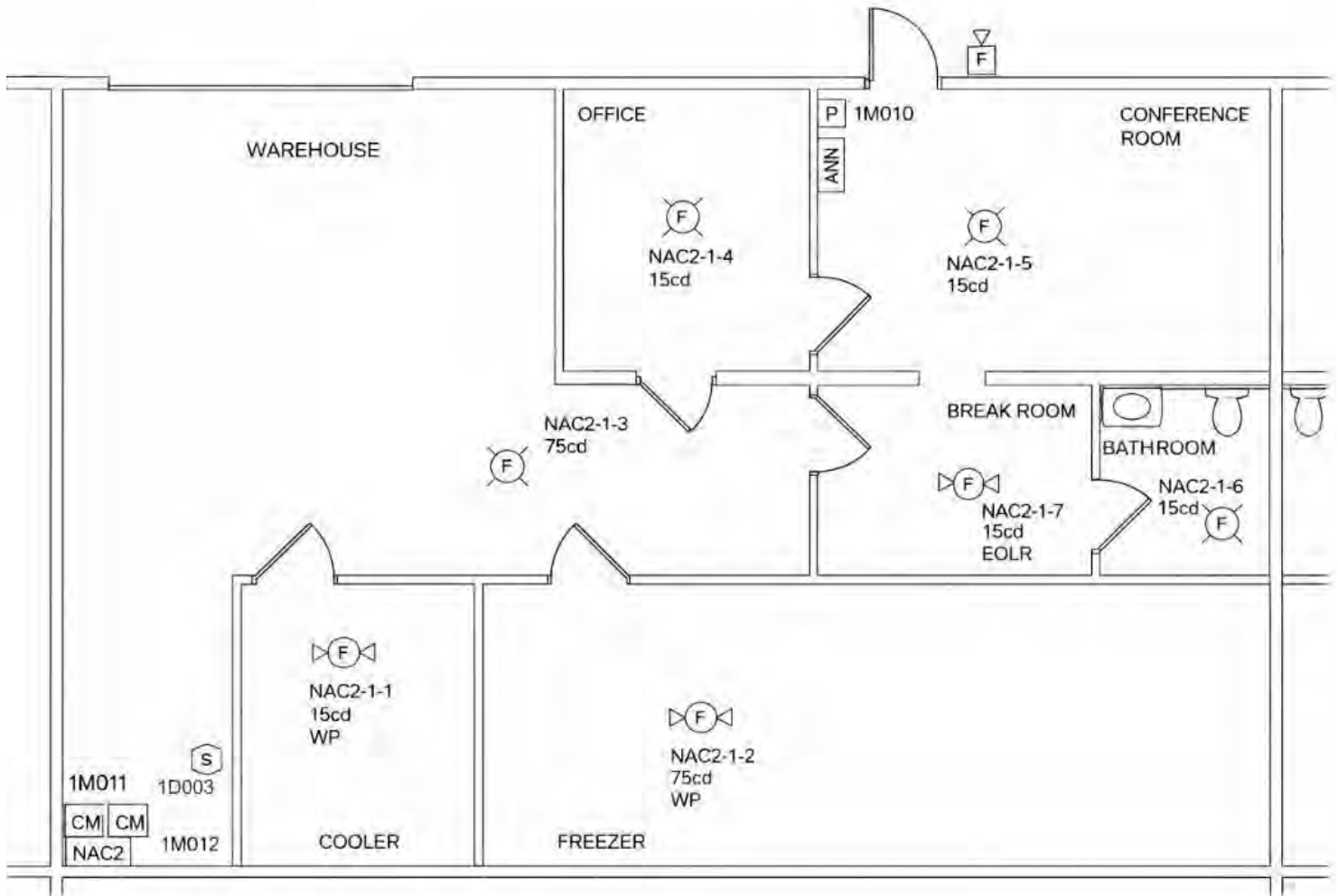
- Prime expressway access with immediate connectivity to IL Route 390, I-290, I-355, and I-90, ideal for time-sensitive refrigerated distribution
- ~10-15 minutes to O'Hare International Airport for efficient air cargo and perishable logistics
- Located within Elk Grove Village Business Park, surrounded by logistics and food distribution users, supporting strong cold chain infrastructure
- Excellent regional connectivity to major Midwest distribution routes and intermodal rail networks





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CATON COMMERCIAL REAL ESTATE GROUP // 1296 RICKERT DR, SUITE 200, NAPERVILLE, IL 60540 // CATONCOMMERCIAL.COM

MATTHEW MAUL
708.289.8912

HANNA BIERMAN
630.849.9349

MMAUL@CATONCOMMERCIAL.COM

HANNA@CATONCOMMERCIAL.COM

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