

2,500 - 6,503 SF

Industrial Property For Lease



BROWN
COMMERCIAL GROUP, INC.

875 LIVELY BLVD., ELK GROVE VILLAGE, IL 60007

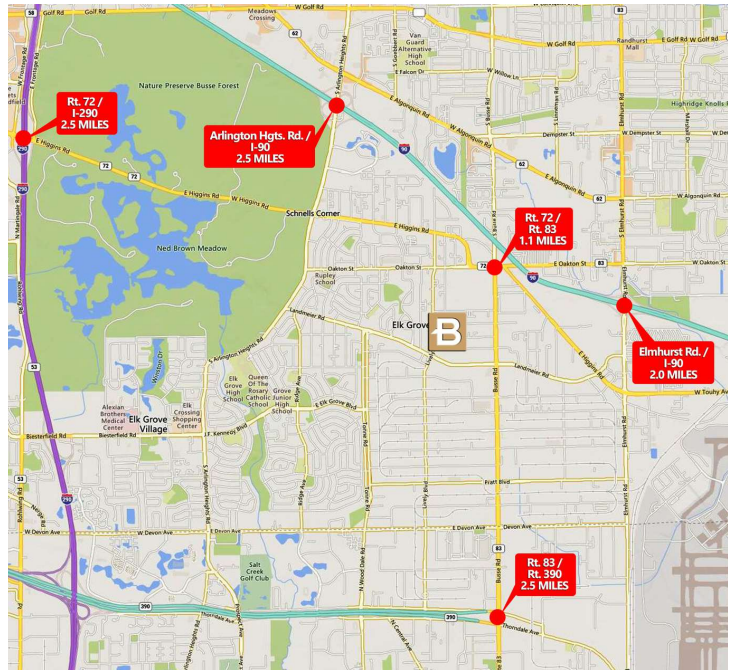


LOCATION DESCRIPTION

Established industrial park location in convenient O'Hare market area. Easy access to major transportation routes via nearby Rt. 72, Rt. 83, I-390, I-90, I-290.

PROPERTY OVERVIEW

- 6,503 SF Two-Unit Building Available For Lease
- North Unit: 4,003 SF currently configured with 1,600 sf offices (can downsize offices for larger warehouse needs)
- South Unit: 2,500 SF currently configured with 700 sf offices
- 12' Clear Ceiling
- 1 Drive-in Door Per Unit
- 400 Amp, 440 Volt Power
- New Ownership
- Planned improvements including new landscaping and parking lot sealcoating
- Approximately 13 Stall Car Parking (Shared)
- Lease Rate: \$11.95/SF Modified Gross



MASON HEZNER

847.758.9200 x306

MHEZNER@BROWNCOMMERCIAL.COM

CANDACE SCURTO

847.758.9200 x311

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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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NORTH UNIT



SOUTH UNIT

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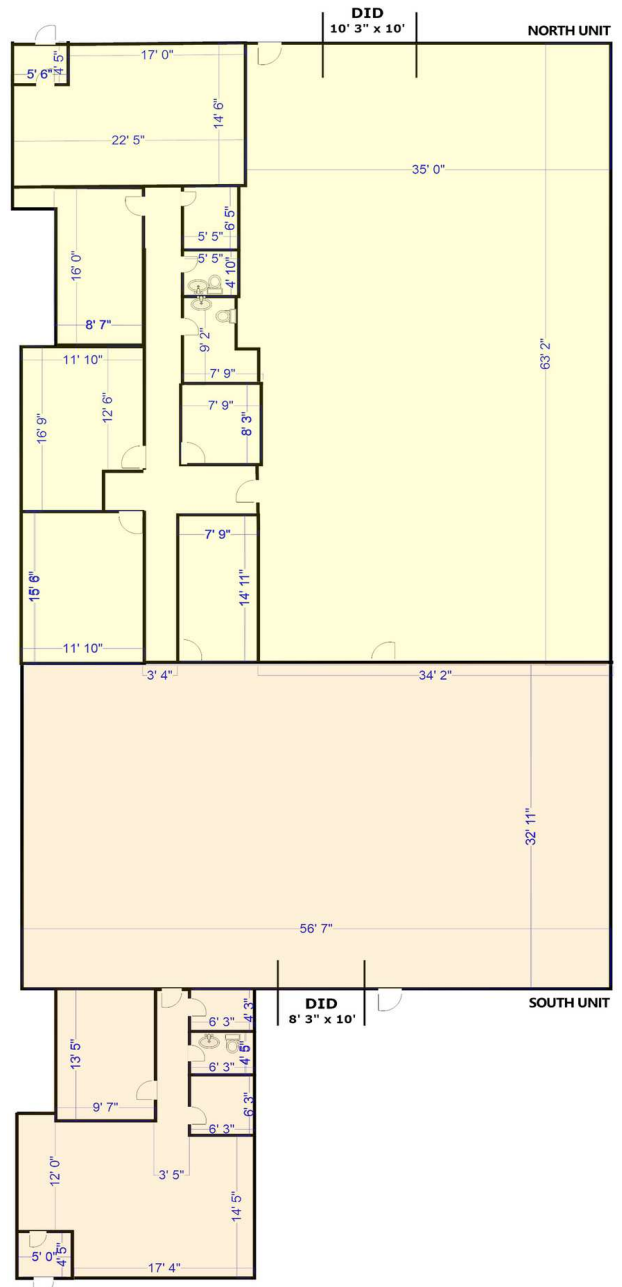
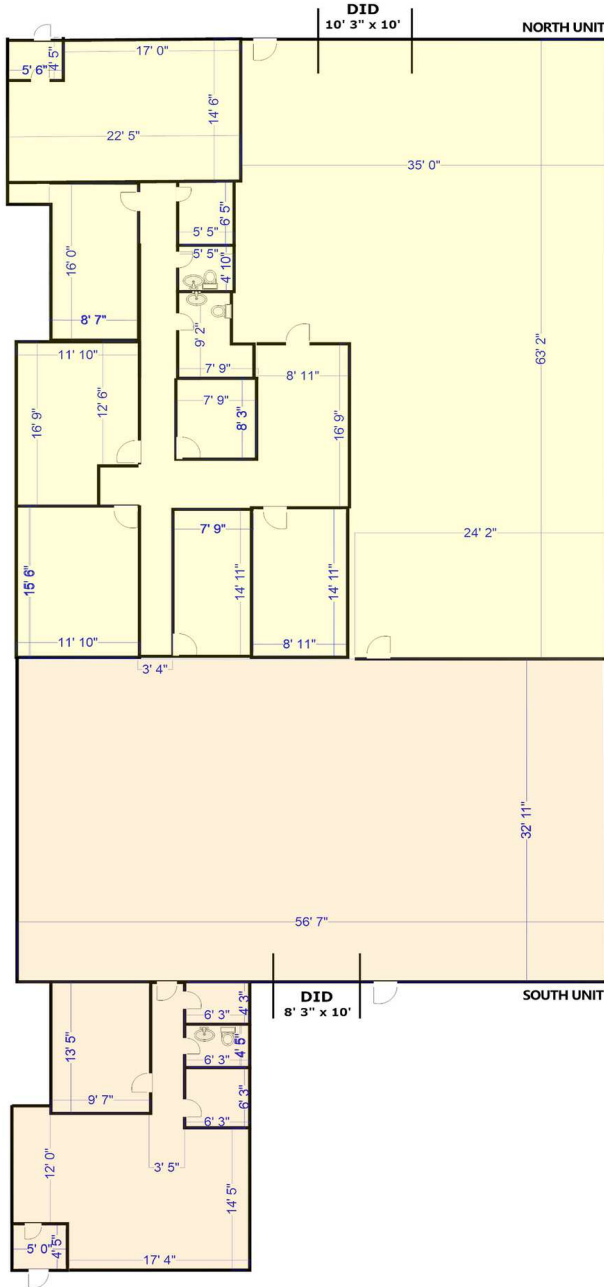
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CURRENT BUILDING LAYOUT

PROPOSED LAYOUT WITH DEMO IN NORTH UNIT

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