



2050 East Higgins Road  
Elk Grove Village, IL 60007  
Tel: 847-439-4400  
Fax: 847-439-1465

# 1450 Arthur Ave Unit A



- **Location:** 1450 Arthur Ave., Unit A  
Elk Grove Village, IL 60007
- **Space Available:** 12,845 Sq. Ft. +/-
- **Total Building Size:** 50,800 Sq. Ft. +/-
- **Land Area:** 2.34 Acres +/-
- **Office:** 6,369 Sq. Ft. +/-
- **Ceiling:** 16' +/-
- **Parking:** 23 Stalls
- **Loading:** One (1) 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.  
(\$2,868.72 Per Month)  
Escalation Lessee's Responsibility
- **Building Insurance:** \$0.34 Per Sq. Ft.  
(\$363.94 Per Month)  
Escalation Lessee's Responsibility
- **CAM:** \$0.89 Per Sq. Ft.  
(\$952.67 Per Month)  
Escalation Lessee's Responsibility
- **Operating Expense:** Not Included
- **Lease Term:** Negotiable
- **Security Deposit:** Negotiable

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.

Contact Information • Mario Gullo • (847) 439-4400 Ext. 227 • [mgullo@georgegullo.com](mailto:mgullo@georgegullo.com)

