



LEASE OPPORTUNITY AVAILABLE

2550 Arthur Ave
Elk Grove Village, Illinois 60007

One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

hiffman.com

PROPERTY HIGHLIGHTS

Located across the street from O'Hare Airport, this industrial property offers space ranging from 21,000 SF for overflow/dead storage. The building is serviced by an active rail line and products can be unloaded from flatbed trucks (indoors) utilizing high-capacity 20-ton cranes.



UP TO 21,000 SF
AVAILABLE
FOR LEASE



20-TON
CRANE

Contact

David Haigh, CCIM
+1 630 693 0649
dhaigh@hiffman.com

Nick Feczko
+1 630 693 0668
nfezko@hiffman.com



2 DRIVE-IN
DOORS



30'
CLEAR HEIGHT



SHORT/LONG
TERM STORAGE



5 MINUTES TO
O'HARE CARGO
ENTRANCES



OVERFLOW / DEAD STORAGE

21,000 SF AVAILABLE

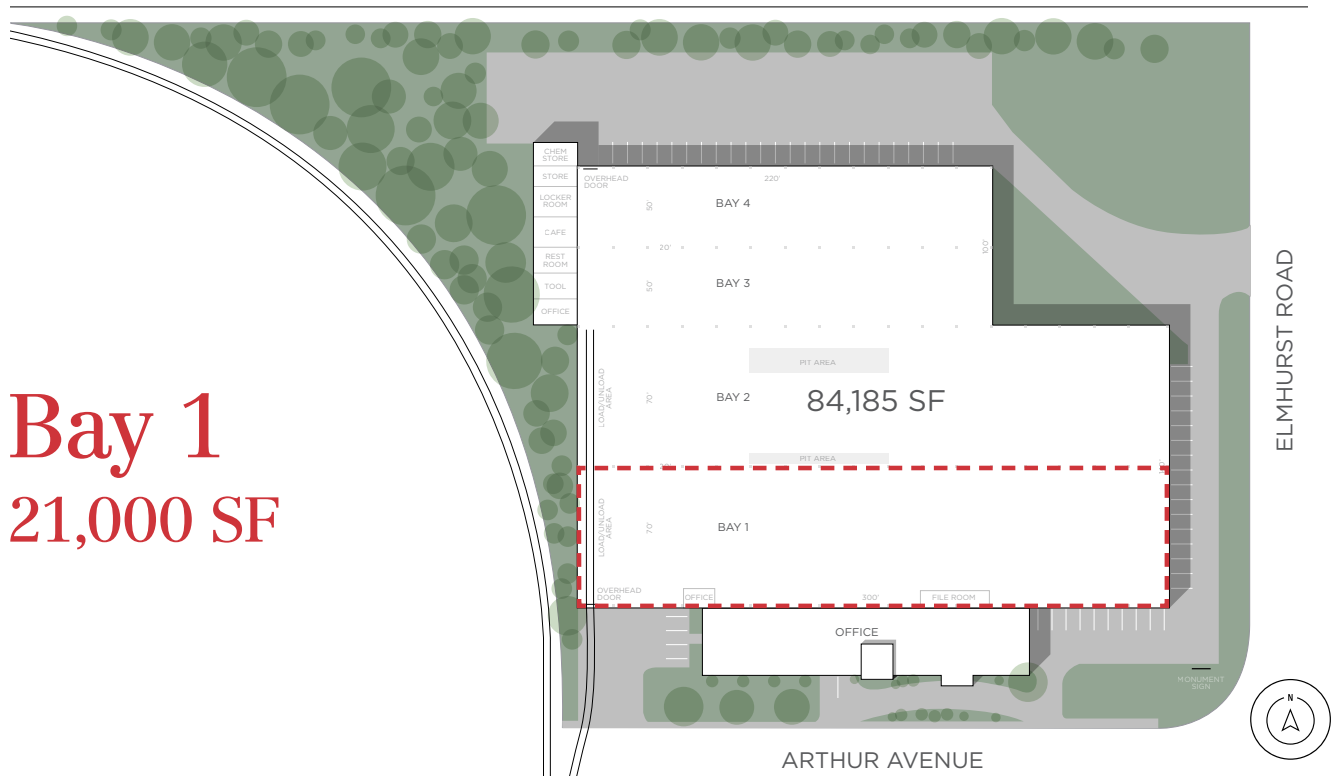
BUILDING	84,185 SF
AVAILABLE	21,000 SF (Bay 1)
DIMENSIONS (BAY 1)	70' x 300'
COLUMN SPACING (BAY 1)	70' x 20'
LAND AREA	4.02 Acres
CLEAR HEIGHT	30'
OFFICE AREA	Office Space Available
LOADING	2 Drive-In Doors
CRANE	20 Tons
	Double Grinder
	Shaw Box s/n 36-783 22' Below Hook
FLOOR	12" Thick
POWER (PER BAY)	500 amps, 800v
AIR SERVICE	90 psi
LEASE RATE	\$17.00 PSF Full Service Gross

NOTE: Space not demised. Product will be commingled with other tenants.

Up to
21,000 SF
Available for Lease



Pictured: Front Load/Unload Area
Near Active Rail Spur



Bay 1
21,000 SF



PHOTO GALLERY

1. Exterior Front / Office
2. East Parking
3. Front Eastern Entrance
4. Interior Rail Spur & Drive-In Door
5. Bay 1 Warehouse Space



2550 ARTHUR AVENUE

Conveniently located in the O'Hare submarket. This industrial building offers an active rail spur and 20-ton crane with a rail line that extends through Bays 1 & 2.



UP TO 21,000 SF
AVAILABLE
FOR LEASE



ACTIVE
RAIL SPUR



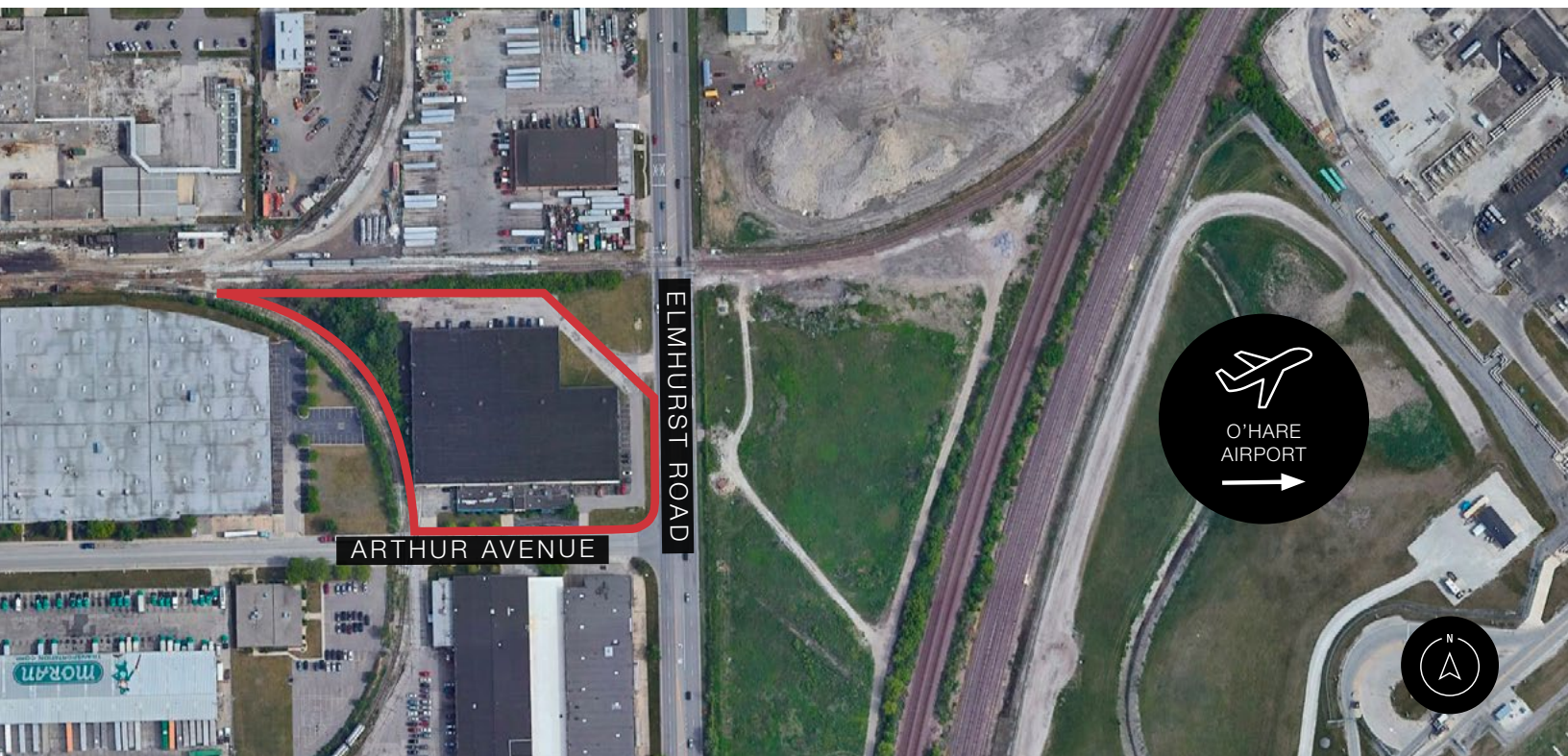
20-TON
CRANE



PRIVATE OFFICE
SPACE AVAILABLE



1.5 MILES TO I-90
HIGHWAY ACCESS



Contact

David Haigh, CCIM
+1 630 693 0649
dhaigh@hiffman.com

Nick Feczko
+1 630 693 0668
nfezko@hiffman.com



One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

hiffman.com