

# 7,150 SF UNIT

## Industrial Property For Lease



**BROWN**  
COMMERCIAL GROUP, INC.

**701 NORTH MICHIGAN AVENUE, VILLA PARK, IL 60181**



### LOCATION DESCRIPTION

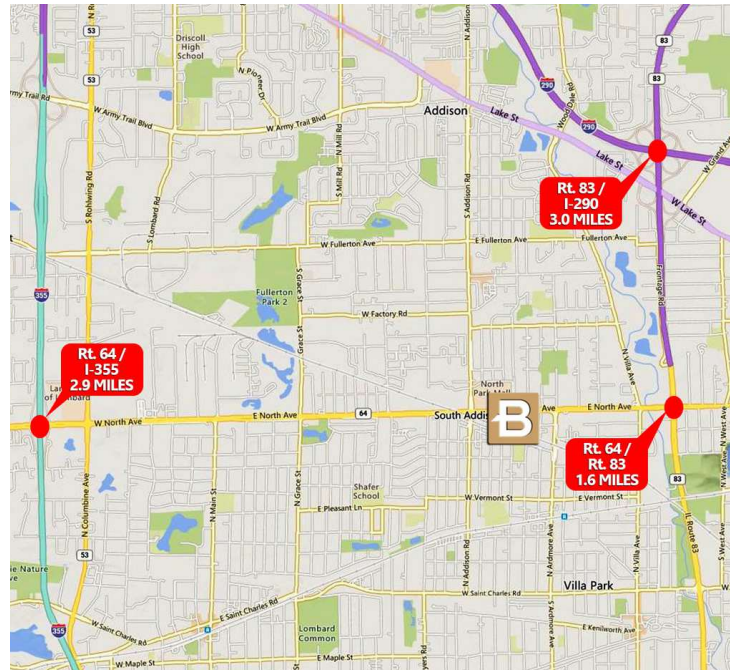
Established industrial park location with easy access to major transportation routes via nearby Rt. 64, I-355.

Please note: Principal and listing agents of firm have a financial interest in the property.

| SPACES | LEASE RATE    | SPACE SIZE |
|--------|---------------|------------|
| 701    | \$11.50 SF/yr | 7,150 SF   |

### PROPERTY OVERVIEW

- End-Cap Unit
- 700 SF Office Space
- 1 Exterior Dock
- 2 Drive-in Doors
- 16' Ceiling Height
- Heavy Power
- Common Parking
- PRICE REDUCED: ~~\$13.00~~ \$11.50/SF Modified Gross



**MATT HANSON**

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**MIKE ANTONELLI, SIOR**

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// 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

// 847.758.9200

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

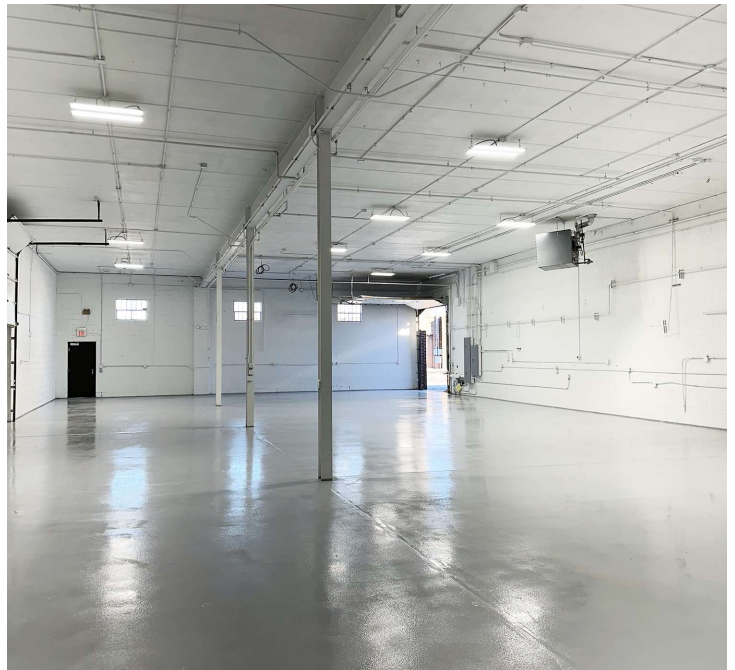
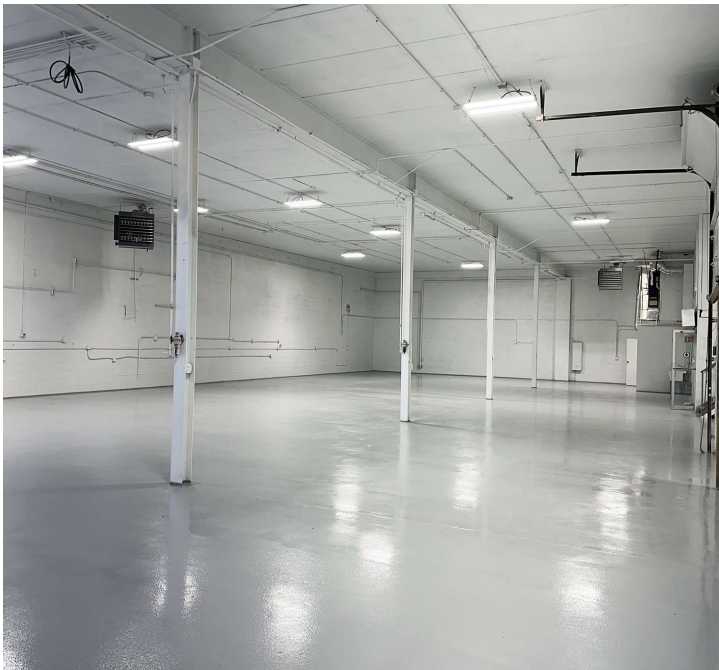
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