

36,073 SF

Industrial Property For Lease / Sale



BROWN
COMMERCIAL GROUP, INC.

1200 E. DEVON AVE., ELK GROVE VILLAGE, IL 60007

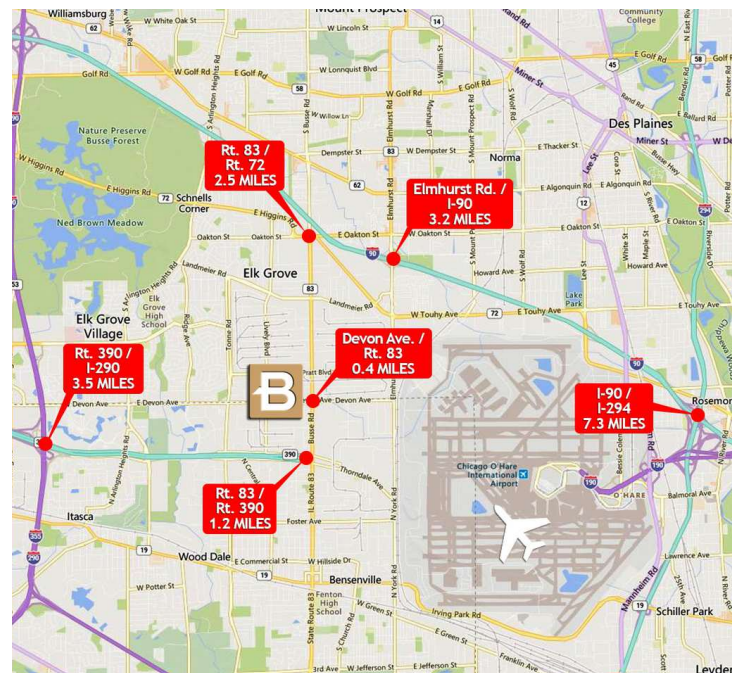


PROPERTY DESCRIPTION

Exceptional location with immediate access to I-90, I-290, I-294 and O'Hare airport cargo infrastructure. Formerly occupied by a Fortune 50 company. The building is vacant and available for immediate occupancy. Ideal for a variety of occupiers such as services companies, contractors, large fleet operators, transportation, distribution, manufacturing, etc.

PROPERTY OVERVIEW

- 36,073 ± SF Free-Standing Building
- 4,960 ± SF Offices
- 3.57 Acre Site
- Built in 1987
- 15' Clear Height
- 7 Drive-in Doors (two 14'x14', five 12'x14')
- 800 Amp Power (to be confirmed)
- Triple Catch Basin Drains
- I-2 Zoning (Generalized Industrial District)
- Outside storage potential with Village approval
- Taxes: \$4.79/SF (2024)
- Lease Rate: Subject to Offer
- Sale Price: Subject to Offer



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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

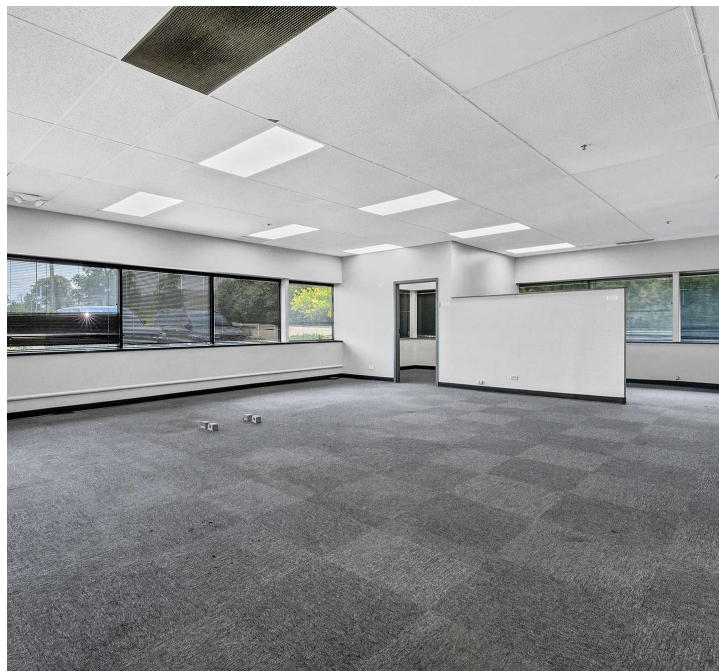
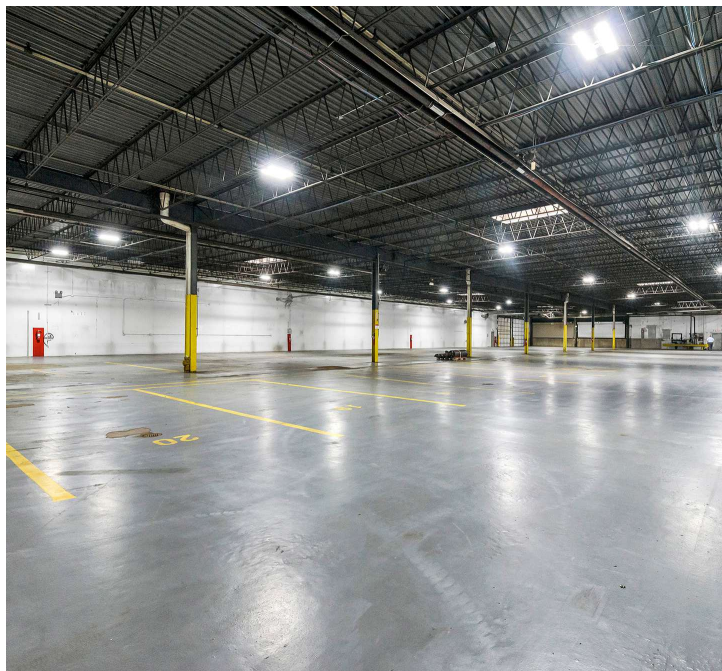
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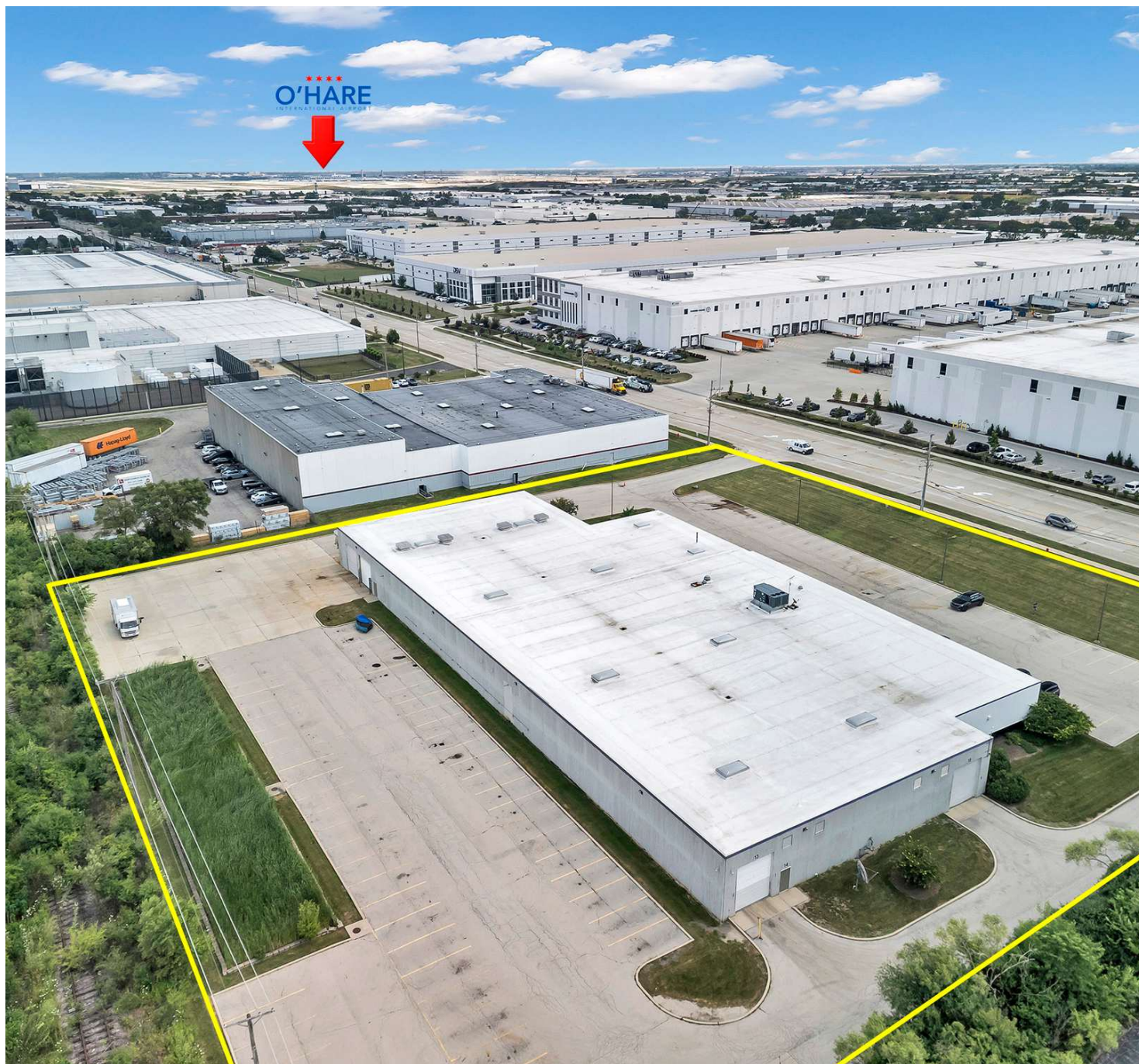
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