

SUBLEASE 10,000 SF FUNCTIONAL WAREHOUSE

2101 Arthur Ave.
Elk Grove Village, IL 60007



HIGHLIGHTS

- 6B Tax Incentive in place (2024)
- Functional warehouse space
- Fully renovated plus new parking lot
- Located in heart of Elk Grove
- O'Hare nearby
- Great access to highways

LEASE RATE:	\$12.00 PSF	DOCKS:	2 or 3 Exterior
LEASE TYPE:	Modified Gross	DRIVE-IN DOORS:	1(12'x14')
SIZE:	10,000 SF	CLEAR HEIGHT:	18'
CAM:	\$0.80 PSF	PARKING:	Ample
INSURANCE:	\$0.25 PSF	SPRINKLER:	Wet
TAXES:	\$1.65 PSF	POWER:	Ample

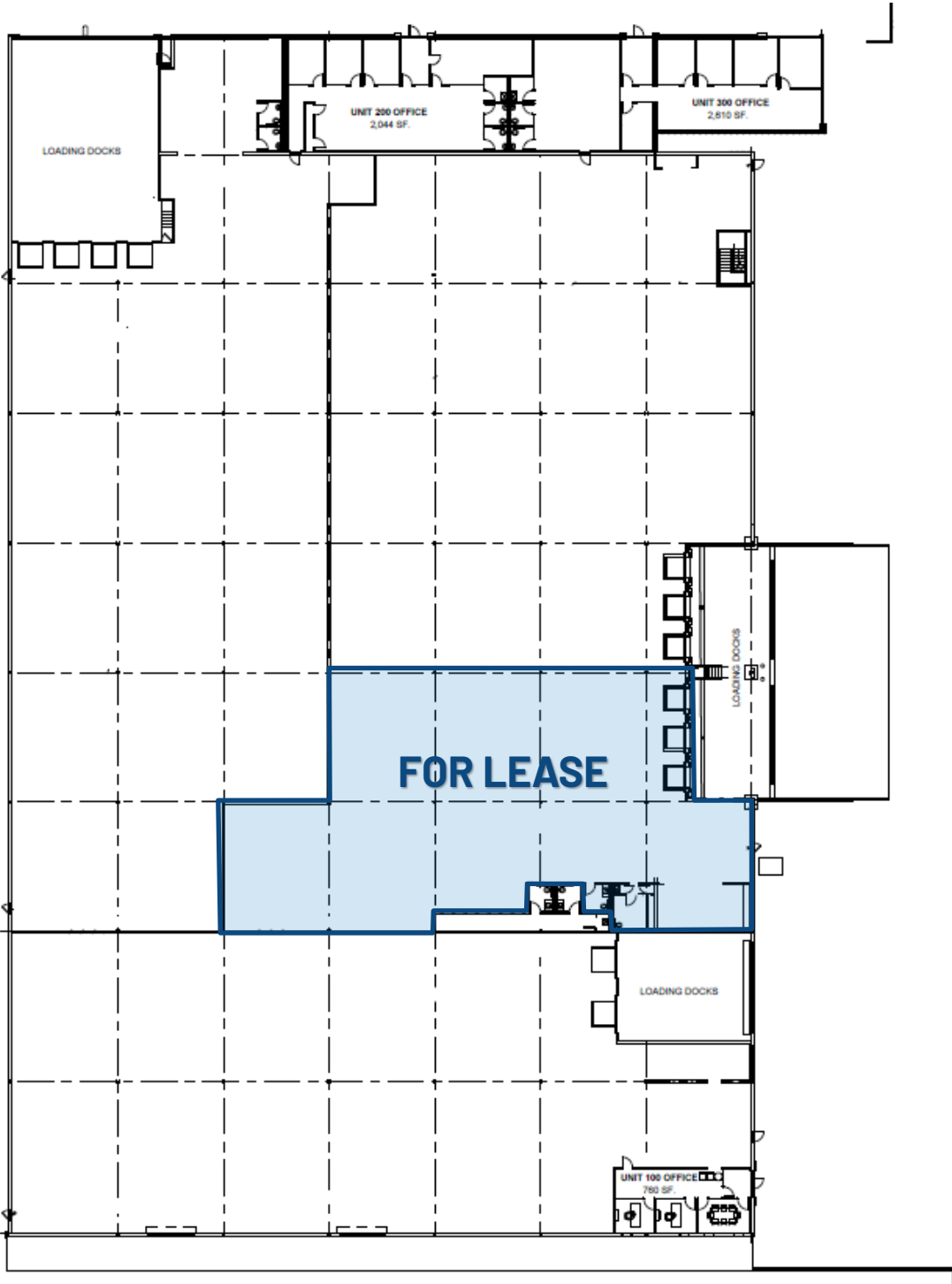
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Floor Plan



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Interior

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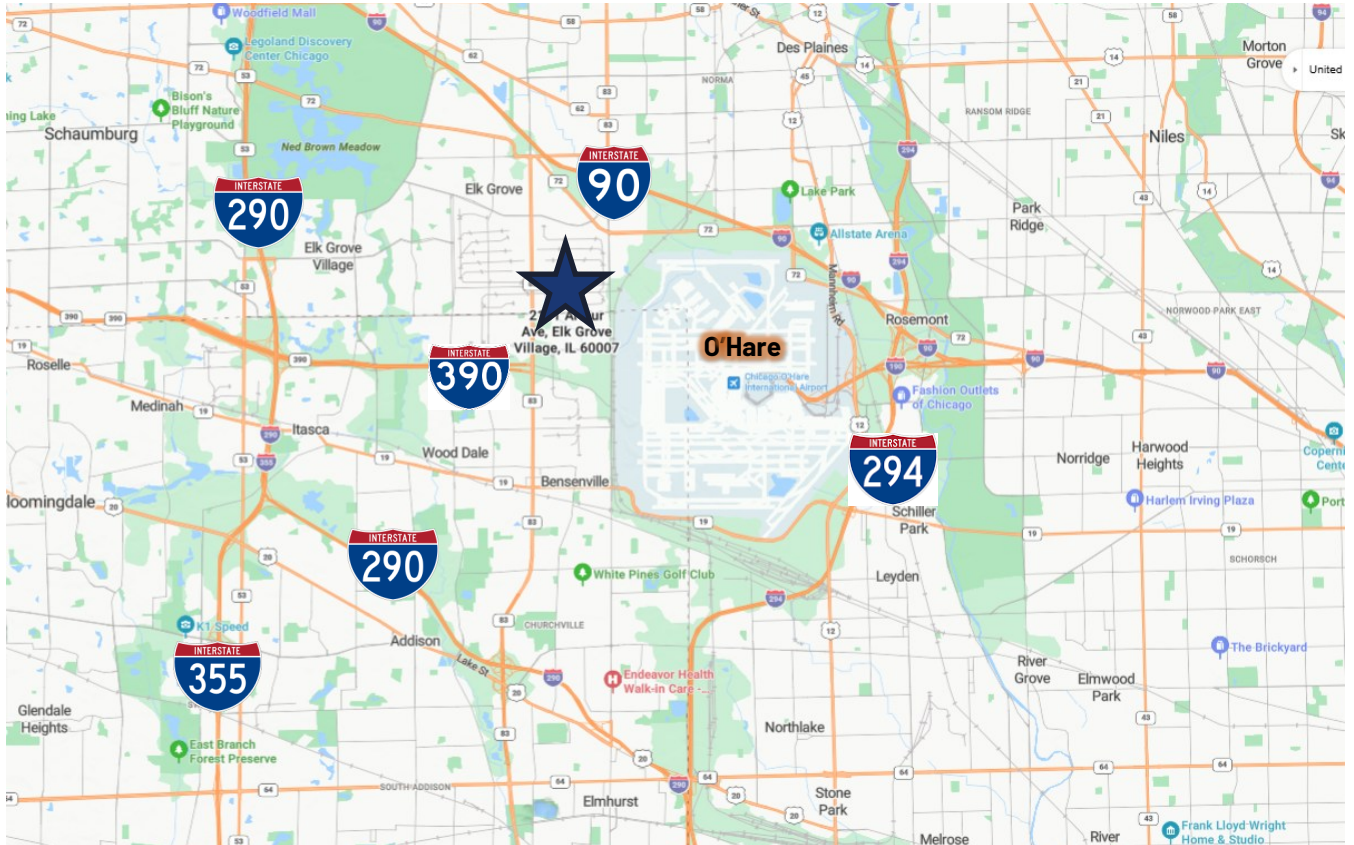
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Map



HIGHLIGHTS

- Elk Grove Village—North America’s largest industrial park
- 7 miles to O’Hare
- Convenient access to major highways and routes
- 1.5 miles to I-390
- 4.5 miles to I-290 at I-390
- 2 miles to the new four-way interchange at I-90 and Elmhurst Road
- 6.5 Miles to I-355
- 23 Miles to Chicago

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