

6,000 SF

Industrial Property For Sale



BROWN
COMMERCIAL GROUP, INC.

50 JOEY DRIVE, ELK GROVE VILLAGE, IL 60007

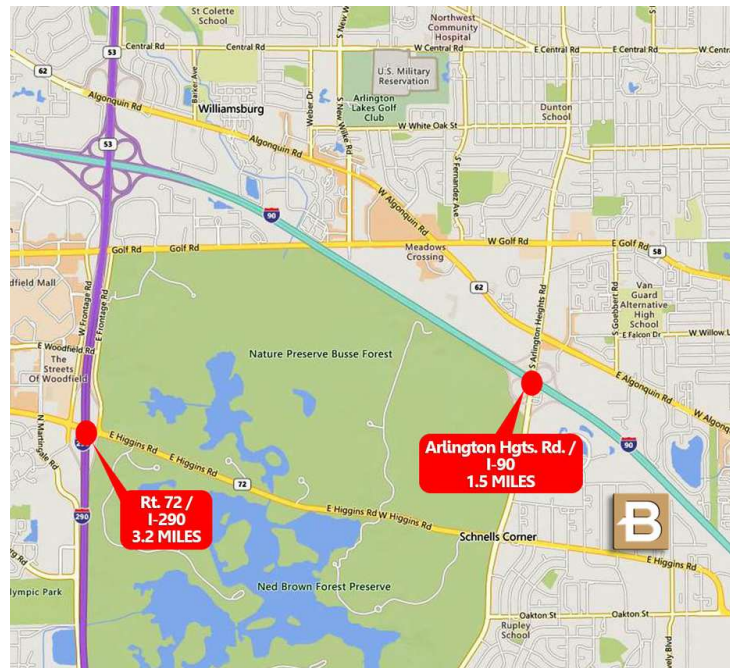


LOCATION DESCRIPTION

Established industrial park location in desirable O'Hare market area.
Easy access to major transportation routes.

PROPERTY OVERVIEW

- 6,000 SF Free-standing building
- 1,000 ± SF Offices
- 12' Clear Ceilings
- 1 Dock
- 1 Drive-in Door
- 200 Amp Power
- Parking for 12 Cars
- Tenant in place through 11/30/28
- Recent updates include new fire alarm and replaced concrete in truck dock.
- Sale Price Reduced: Now \$615,000



MASON HEZNER

847.758.9200 x306

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CANDACE SCURTO

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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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TENANT INFORMATION

- Tenant: Thermal Process Holdings, Inc.
- Lease Expiration: 11/30/2028
- Rent: \$6,500/month (\$13.00/SF MG)
- Annual Increases: 3%
- Property Taxes: \$28,251.41 (2024)
- Tenant is responsible for all utilities, snow removal/landscaping, HVAC maintenance, and property taxes above base year stop (2024).



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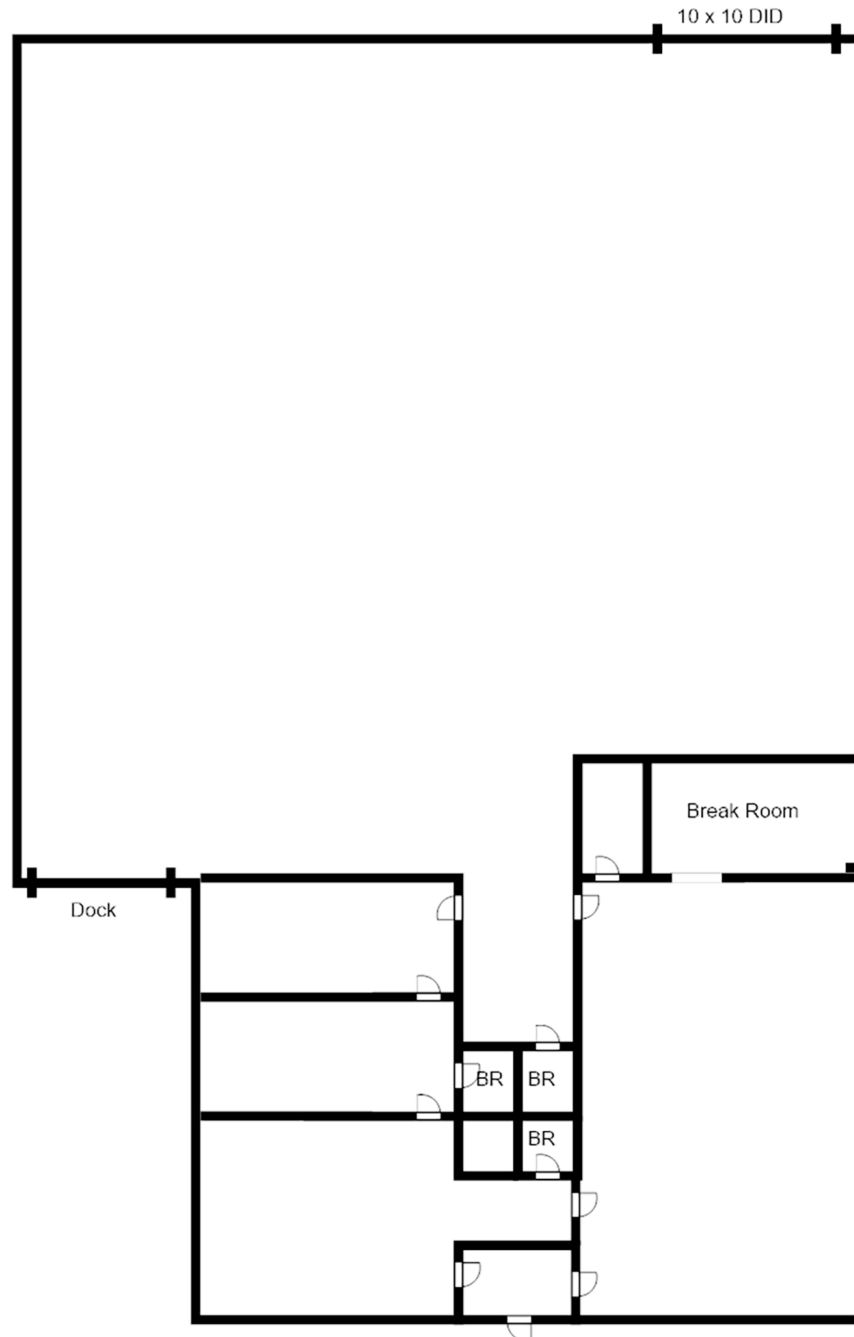
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