

5,480 SF

Industrial Property For Lease



BROWN
COMMERCIAL GROUP, INC.

396 FENTON LN., UNIT 605, WEST CHICAGO, IL 60185

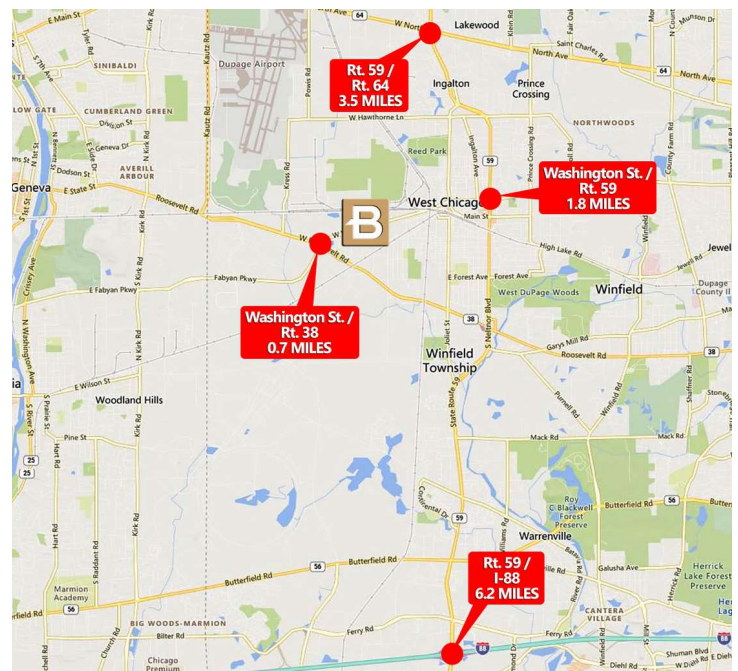


LOCATION DESCRIPTION

Established industrial park location with easy access to major transportation routes via nearby Rt. 38, Rt. 59, Rt. 64, I-88.

PROPERTY OVERVIEW

- 5,480 SF Unit
- Approximately 1,990 SF Offices
- 16' Clear Ceilings
- 1 Drive-in Door (12' x 14')
- Access to Shared Dock
- Bonus Mezzanine Storage Above Offices
- Wet Sprinkler System
- 400 Amp, 480 Volt, 3 Phase Power
- Note: No Auto or Pest Control Uses
- Lease Rate: \$13.50/SF Modified Gross
- Available: September 1, 2026



LUKE DUMMITT

847.758.9200 x308

LDUMMITT@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

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

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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

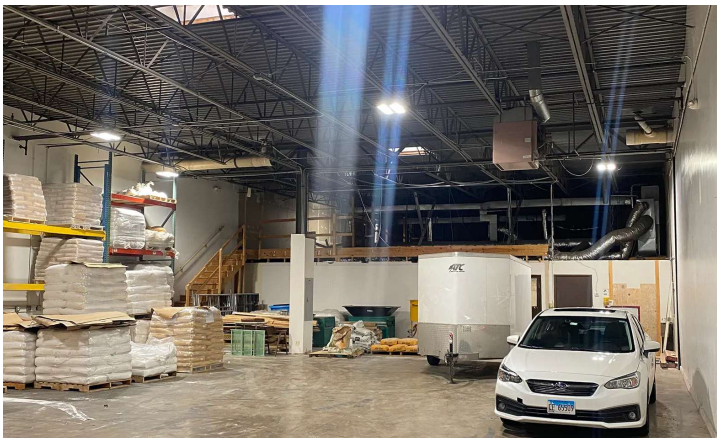
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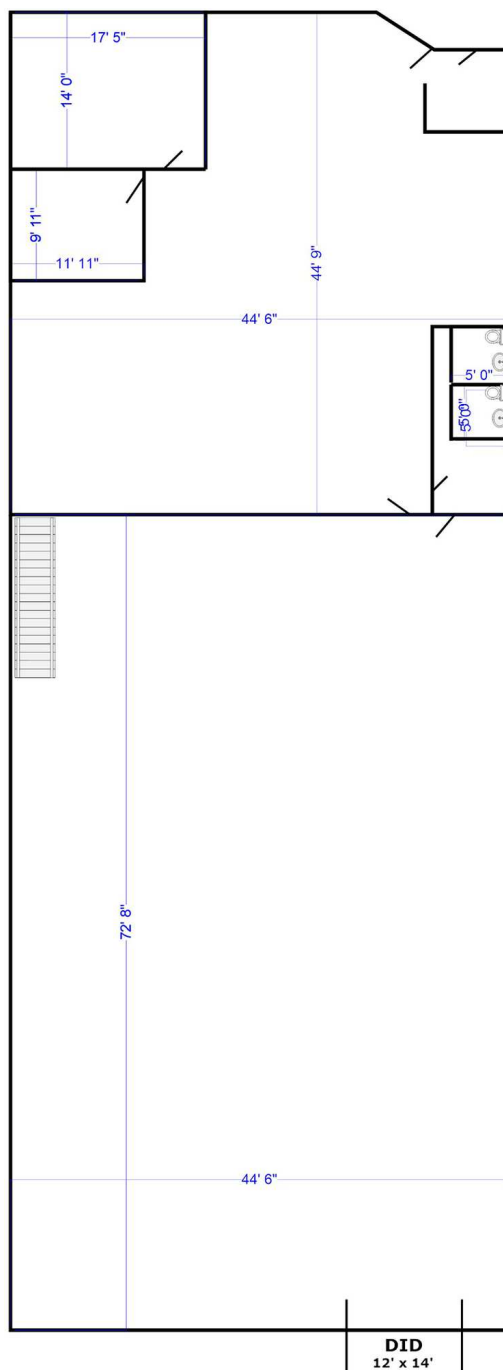
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