

4,003 SF

Industrial Property For Lease



BROWN
COMMERCIAL GROUP, INC.

875 LIVELY BLVD., ELK GROVE VILLAGE, IL 60007

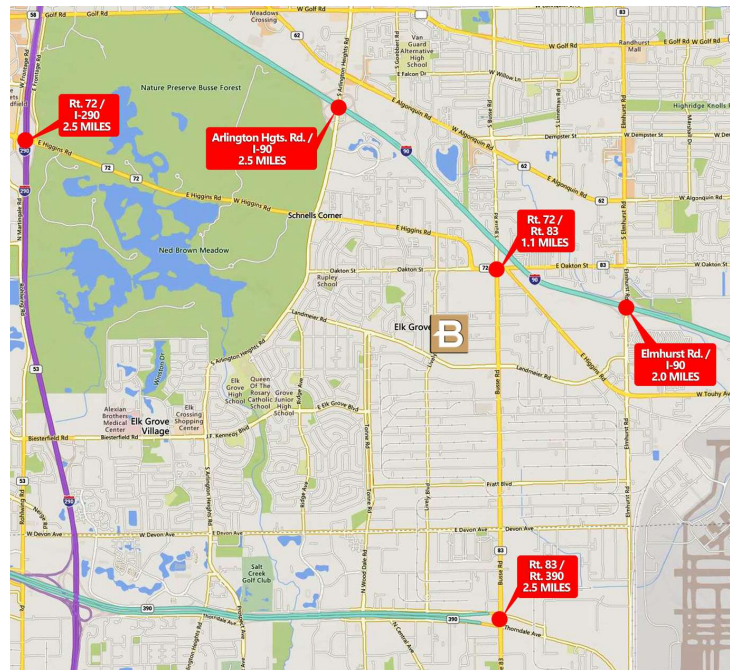


LOCATION DESCRIPTION

Established industrial park location in convenient O'Hare market area. Easy access to major transportation routes via nearby Rt. 72, Rt. 83, I-390, I-90, I-290.

PROPERTY OVERVIEW

- 6,503 SF Two-Unit Building With Space Available
- North Unit: 4,003 SF currently configured with 1,318 sf offices (can downsize offices for larger warehouse needs)
- 12' Clear Ceiling
- 1 Drive-in Door
- 400 Amp, 240 Volt Power
- New Ownership
- Portion of office can be removed (see proposed layout)
- New LED lighting to be installed in warehouse in Q4 2026
- Approximately 13 Stall Car Parking (Shared)
- Lease Rate: \$12.25/SF Modified Gross



MASON HEZNER

847.758.9200 x306

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CANDACE SCURTO

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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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NORTH UNIT



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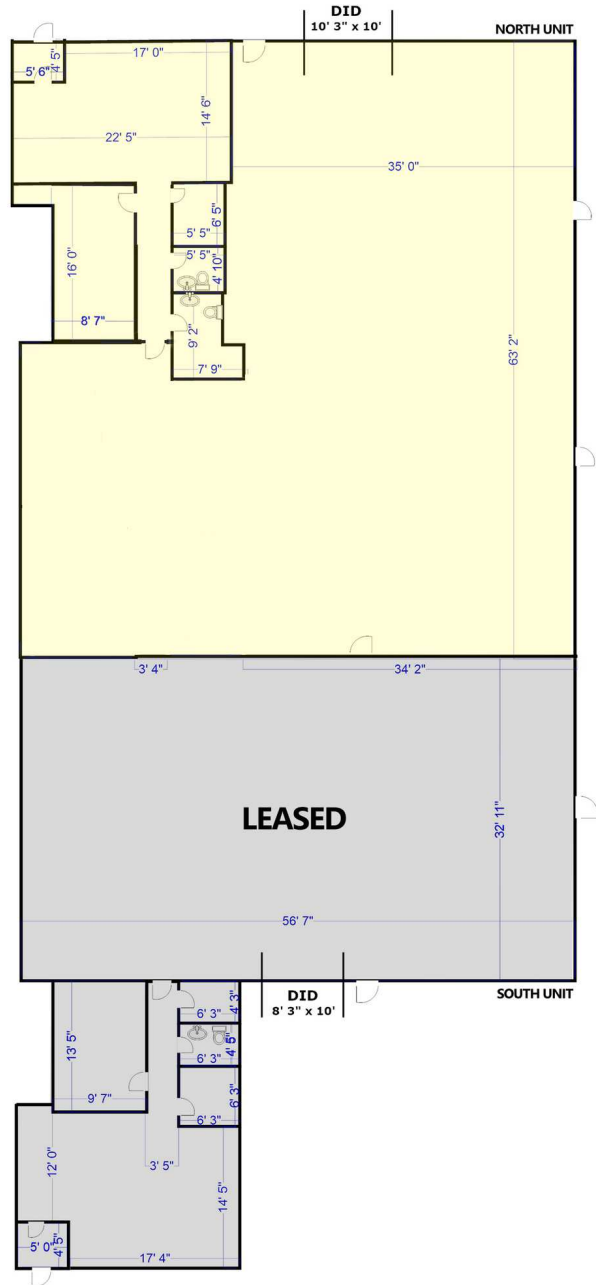
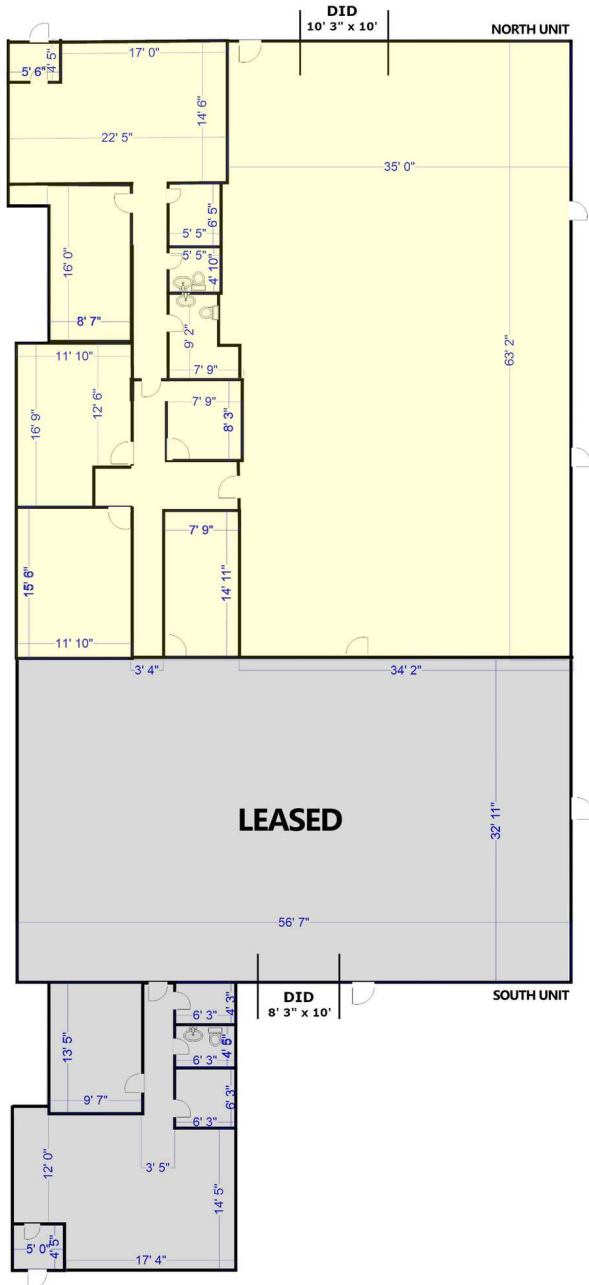
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CURRENT BUILDING LAYOUT

PROPOSED LAYOUT WITH DEMO IN NORTH UNIT

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