



# 1400 Nicholas Blvd

Elk Grove Village, IL 60007



## Building Highlights

- 58,371 S.F. gross +/- Land
- 19,000 S.F. gross +/- Building
- 3,080 S.F. gross +/- Office
- 18' Clear +/-
- 30 Car Stalls +/-
- 1 Interior Dock
- 2 Drive-In Doors
- Crane
- 17 On-Site Bobtail Parking
- 600 Amps, 120/208 Volt, 3-Phase, 4-Wire
- Gas Unit Heaters, Air Conditioned Office
- Sprinklers
- I-2 Industrial
- Rental Rate: Subject to Offer
- CAM: Lessee Responsibility
- 5 Year Lease Minimum

Corner Exposure

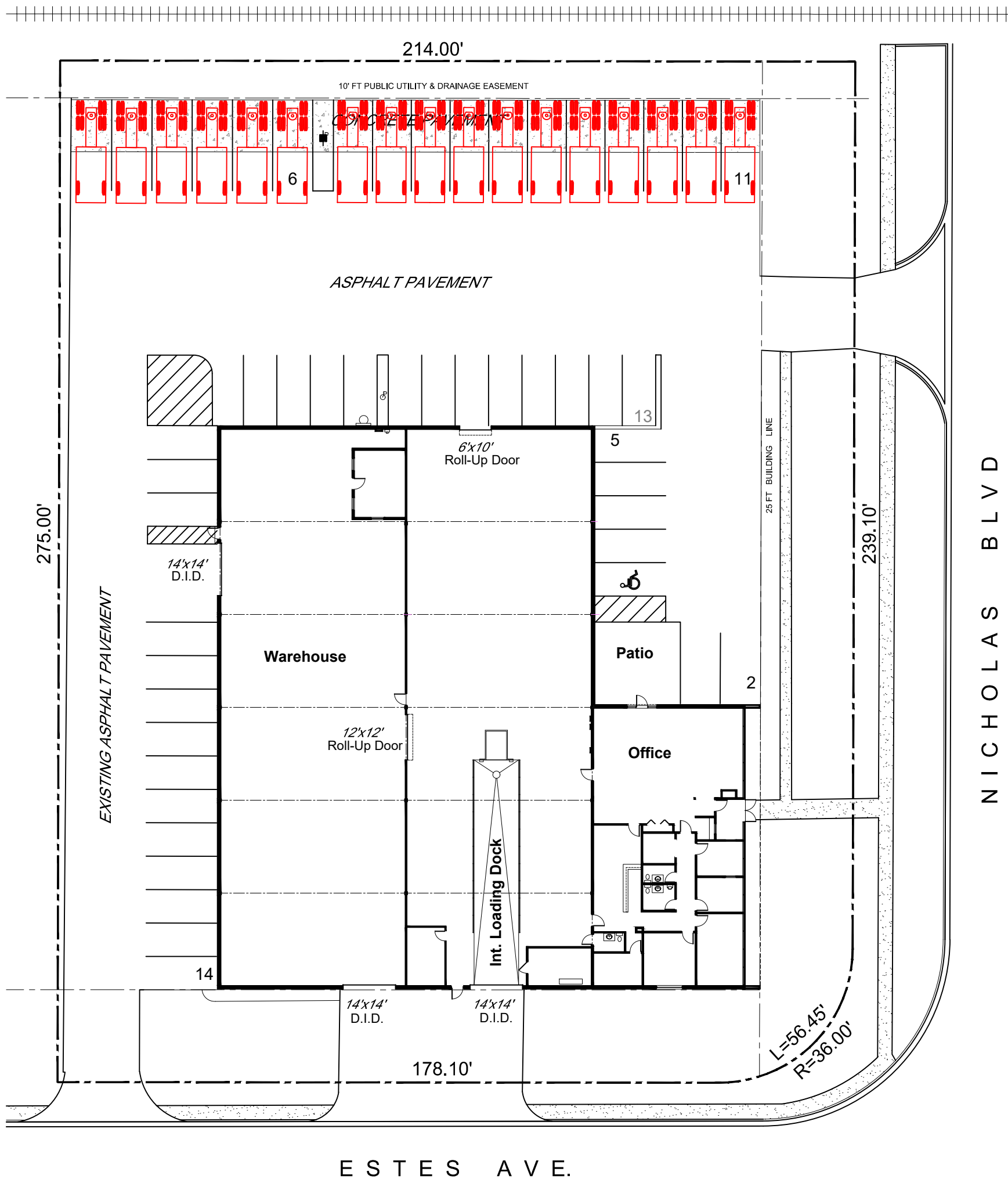
Ideal for Sales Office, Showroom, and Warehouse



*Building a better image*

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**1400 NICHOLAS BLVD., ELK GROVE VILLAGE, ILLINOIS**

ZONING:	12
LOT SIZE:	58,571 S.F. +/- = 1.34 ACRES
BUILDING:	19,000 S.F. +/-
EXTERIOR PATIO:	506 S.F. +/- not included w/building
OFFICE:	3,080 S.F. +/-
WAREHOUSE:	15,920 S.F. +/-

INTERIOR LOADING DOCKS:	1
DRIVE IN DOORS:	3
CAR PARKING:	34
BOB-TAIL TRUCK PARKING:	17

**Existing Site & Building Plan**

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