



- Location: 1401 E. Higgins Road
Elk Grove Village, IL 60007
- Space Available: 40,000 Sq. Ft. +/-
- Total Building Size: 40,000 Sq. Ft.
- Land Area: 69,413 Sq. Ft.
- Description: Single Story Masonry/
Structural Steel Roof
- Offices: 5,000 Sq. Ft. Gross +/-
- Ceiling Height: 20' Clear +/-
- Parking: 38 Cars +/-
- Loading: (4) Interior Docks
(2) Drive-In Doors
- Power: 600 Amps, 277/480 Volts
800 Amps, 240 Volts, 3 Phase
- Heat: Gas Heat, Air-Conditioned Office
- Net Lease Price: Negotiable
- Escalation: 3% Annually to the Net Lease Price
- Real Estate Taxes: \$3.68 Per Sq. Ft.
(\$12,254.34 Per Month) Escalation Lessee's
Responsibility
- Building Insurance: \$0.34 Per Sq. Ft
(\$1,135.00 Per Month) Escalation Lessee's
Responsibility
- Landscaping: \$0.16 Per Sq. Ft.
(\$533.34 Per Month) Escalation Lessee's
Responsibility
- Operating Expense: Not Included
- Lease Term: Five (5) Years Minimum
- Security Deposit: Negotiable
- Remarks: Good Exposure, Ideal Sales
Office, Warehouse, Showroom
- Occupancy: May 2026

All information herein is from sources deemed reliable but not guaranteed accurate, subject to errors, omissions, and to change of price and term, prior to sale or lease, all without notice.

