

## USER/INVESTOR OPPORTUNITY

### Strategically Located Industrial Facility

#### Building Highlights

Available SF:	104,394 (Divisible to 35,579)
Office SF:	10,570
Ceiling Height:	18'-22'
Interior Docks:	5
Drive-in Doors:	1
Crane:	7.5-ton
Power:	1,600a; 277/480v; 3-p; 4-wire
Auto Parking:	+/-110 Spots
Real Estate Taxes:	\$1.75-\$2.00 psf (2026 estimated with brand new 6B)
Sale Price/Lease Rate:	Subject to Offer

#### For more information, please contact:

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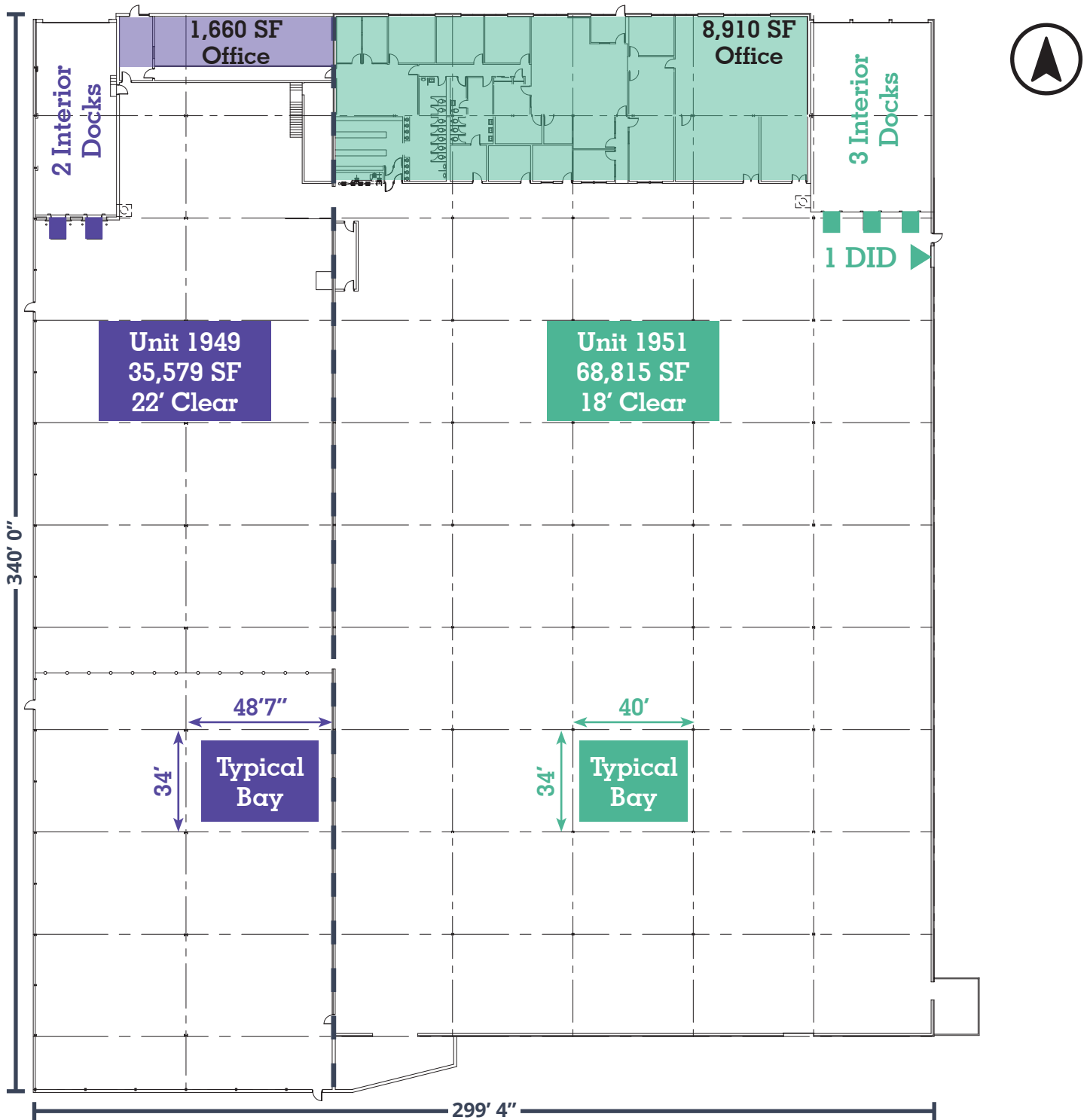
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# Building Layout

## 104,394 SF

Warehouse/Distribution Center  
1949-1951 Arthur Avenue  
Elk Grove Village, IL 60007



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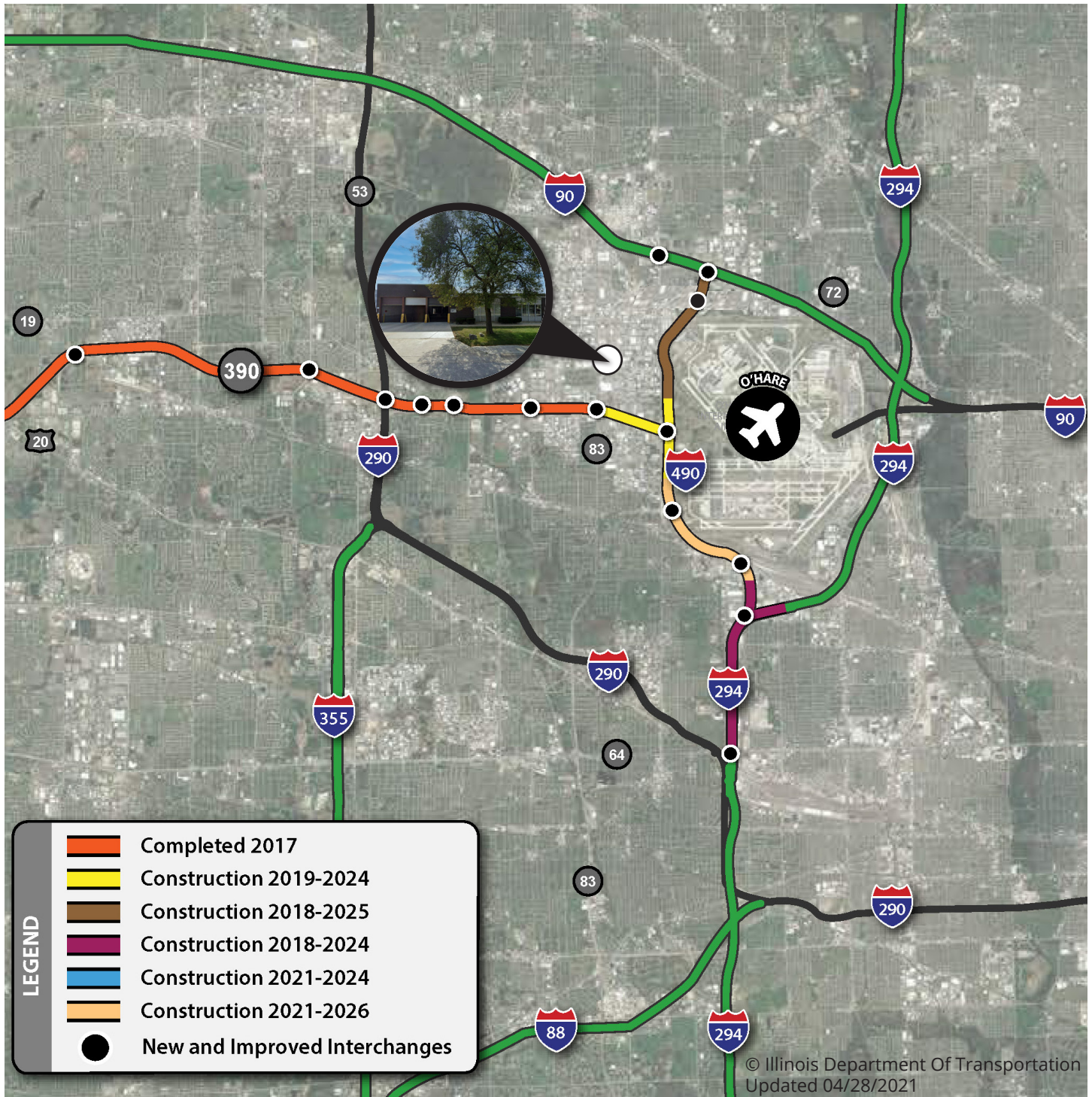
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**AVISON  
YOUNG**

# Access Illinois Tollway

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# ACCESS MAP



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