



2050 East Higgins Road
Elk Grove Village, IL 60007
Tel: 847-439-4400
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1450 Arthur Ave, Unit C



- **Location:** 1450 Arthur Ave., Unit C
Elk Grove Village, IL 60007
- **Space Available:** 25,355 Sq. Ft. +/-
- **Total Building Size:** 50,800 Sq. Ft. +/-
- **Land Area:** 2.34 Acres +/-
- **Office:** Zero to 2,795 Sq. Ft. +/-
- **Ceiling:** 16'/18' +/-
- **Parking:** 25 Stalls
- **Loading:** Two (2) Depressed Interior Docks
One (1) Drive-In Door
- **Power:** 400 Amps, 480 Volts, 3 Phase
- **HV/AC:** Gas Unit Heaters / Air Conditioned Office
- **Net Lease Price:** Negotiable
- **Escalation:** Negotiable
- **Real Estate Taxes:** \$1.92 Per Sq. Ft.
(\$2,028.40 Per Month)
Escalation Lessee's Responsibility
- **Building Insurance:** \$0.22 Per Sq. Ft.
(\$316.94 Per Month)
Escalation Lessee's Responsibility
- **CAM:** \$0.56 Per Sq. Ft.
(\$908.55 Per Month)
Escalation Lessee's Responsibility
- **Operating Expense:** Not Included
- **Lease Term:** Negotiable
- **Security Deposit:** Negotiable
- **Available: April 1, 2025**

All information herein is 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.

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NEW TENANT BUILD-OUT: 1450 ARTHUR – UNIT C ELK GROVE VILLAGE – ILLINOIS

