

6,000 SF Industrial Property For Sale



BROWN
COMMERCIAL GROUP, INC.

50 JOEY DRIVE, ELK GROVE VILLAGE, IL 60007

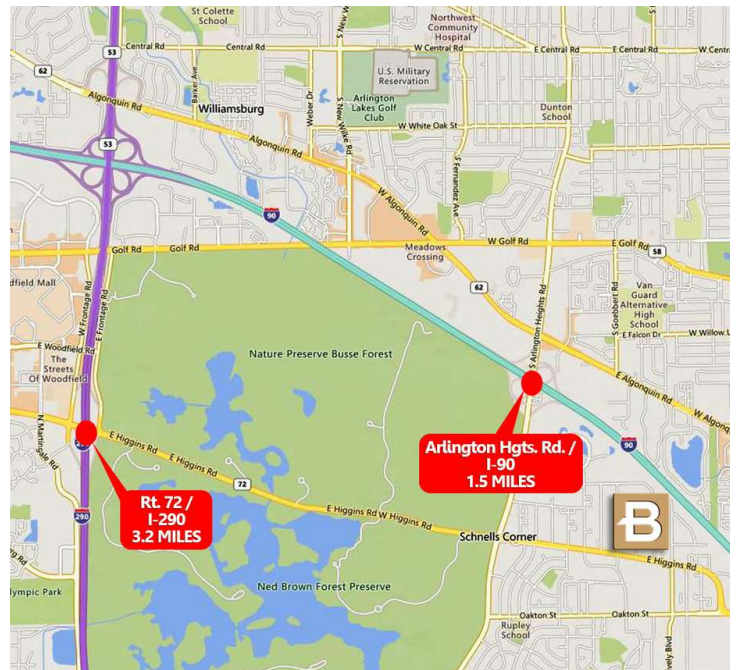


LOCATION DESCRIPTION

Established industrial park location in desirable O'Hare market area.
Easy access to major transportation routes.

PROPERTY OVERVIEW

- 6,000 SF Free-standing building
- 1,000 ± SF Offices
- 12' Clear Ceilings
- 1 Dock
- 1 Drive-in Door
- 200 Amp Power
- Parking for 12 Cars
- Tenant in place through 11/30/28
- Recent updates include new fire alarm and replaced concrete in truck dock.
- Sale Price: \$649,500



MASON HEZNER

847.758.9200 x306

MHEZNER@BROWNCOMMERCIAL.COM

CANDACE SCURTO

847.758.9200 x311

CSCURTO@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

// 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

// 847.758.9200

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

6,000 SF

Industrial Property For Sale



BROWN
COMMERCIAL GROUP, INC.

50 JOEY DRIVE, ELK GROVE VILLAGE, IL 60007



TENANT INFORMATION

- Tenant: Thermal Process Holdings, Inc.
- Lease Expiration: 11/30/2028
- Rent: \$6,500/month (\$13.00/SF MG)
- Annual Increases: 3%
- Property Taxes: \$28,251.41 (2024)
- Tenant is responsible for all utilities, snow removal/landscaping, HVAC maintenance, and property taxes above base year stop (2024).



MASON HEZNER

847.758.9200 x306

MHEZNER@BROWNCOMMERCIAL.COM

CANDACE SCURTO

847.758.9200 x311

CSCURTO@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

//

1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

//

847.758.9200

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

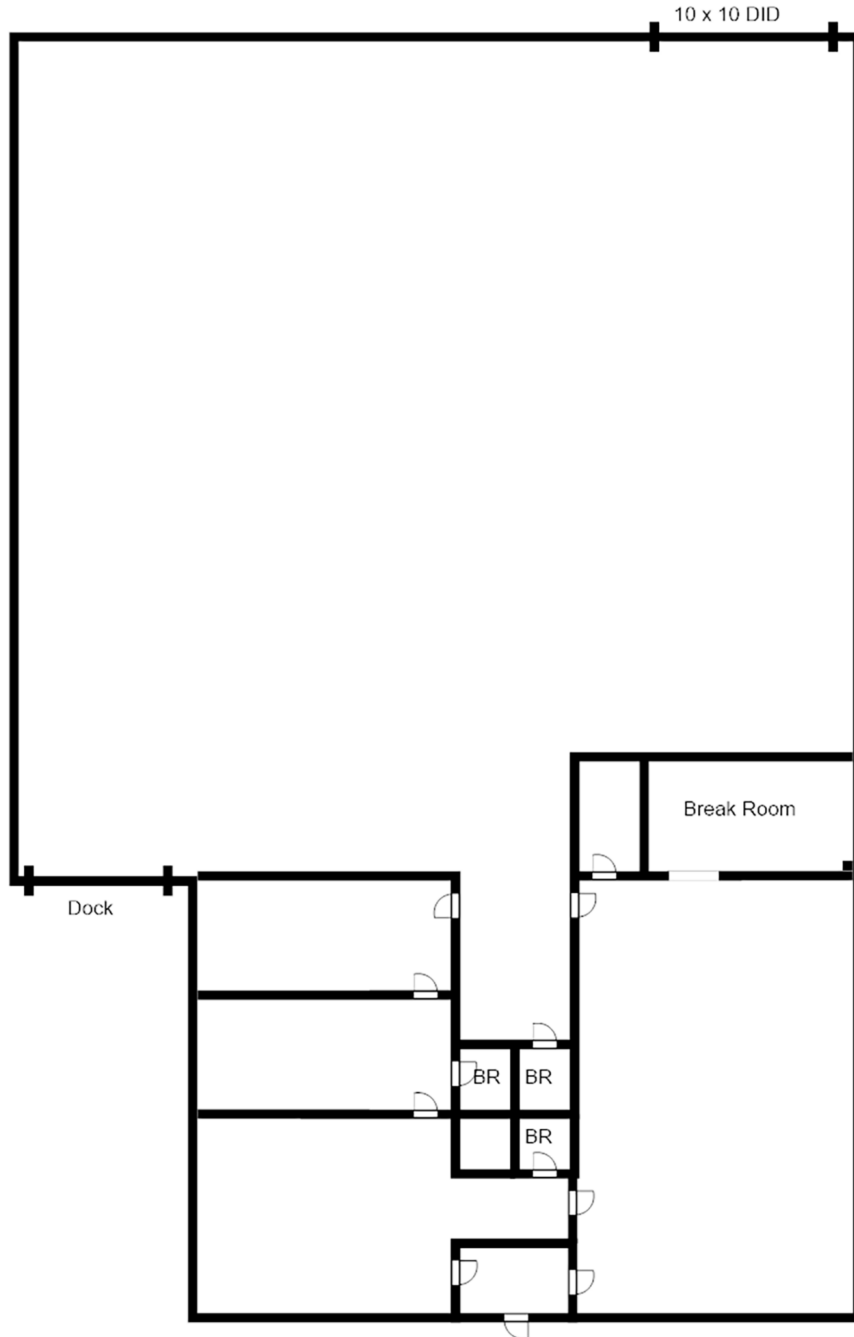
6,000 SF

Industrial Property For Sale



BROWN
COMMERCIAL GROUP, INC.

50 JOEY DRIVE, ELK GROVE VILLAGE, IL 60007



MASON HEZNER

847.758.9200 x306

MHEZNER@BROWNCOMMERCIAL.COM

CANDACE SCURTO

847.758.9200 x311

CSCURTO@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

//

1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

//

847.758.9200

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