

4,003 SF

Industrial Property For Lease



BROWN
COMMERCIAL GROUP, INC.

875 LIVELY BLVD., ELK GROVE VILLAGE, IL 60007



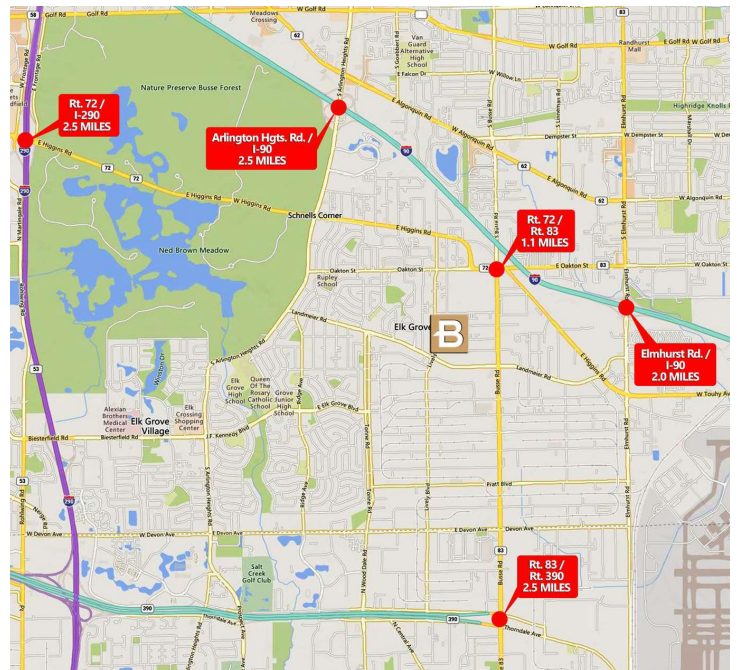
**150% Commission
To Brokers With
A 3 Year Lease**

LOCATION DESCRIPTION

Established industrial park location in convenient O'Hare market area. Easy access to major transportation routes via nearby Rt. 72, Rt. 83, I-390, I-90, I-290.

PROPERTY OVERVIEW

- 6,503 SF Two-Unit Building With Space Available
- North Unit: 4,003 SF currently configured with 1,318 sf offices (can downsize offices for larger warehouse needs)
- 12' Clear Ceiling
- 1 Drive-in Door
- 400 Amp, 240 Volt Power
- New Ownership
- Portion of office can be removed (see proposed layout)
- New LED lighting to installed in warehouse in Q1 2026
- Approximately 13 Stall Car Parking (Shared)
- Lease Rate: \$11.95/SF Modified Gross



MASON HEZNER

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CANDACE SCURTO

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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

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NORTH UNIT



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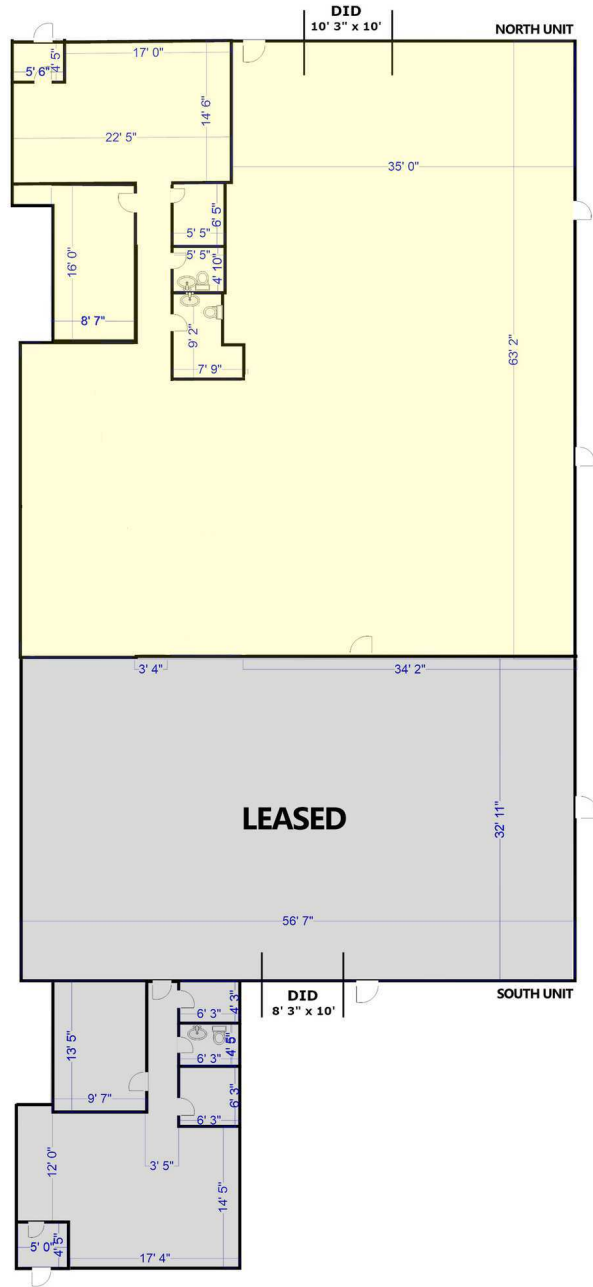
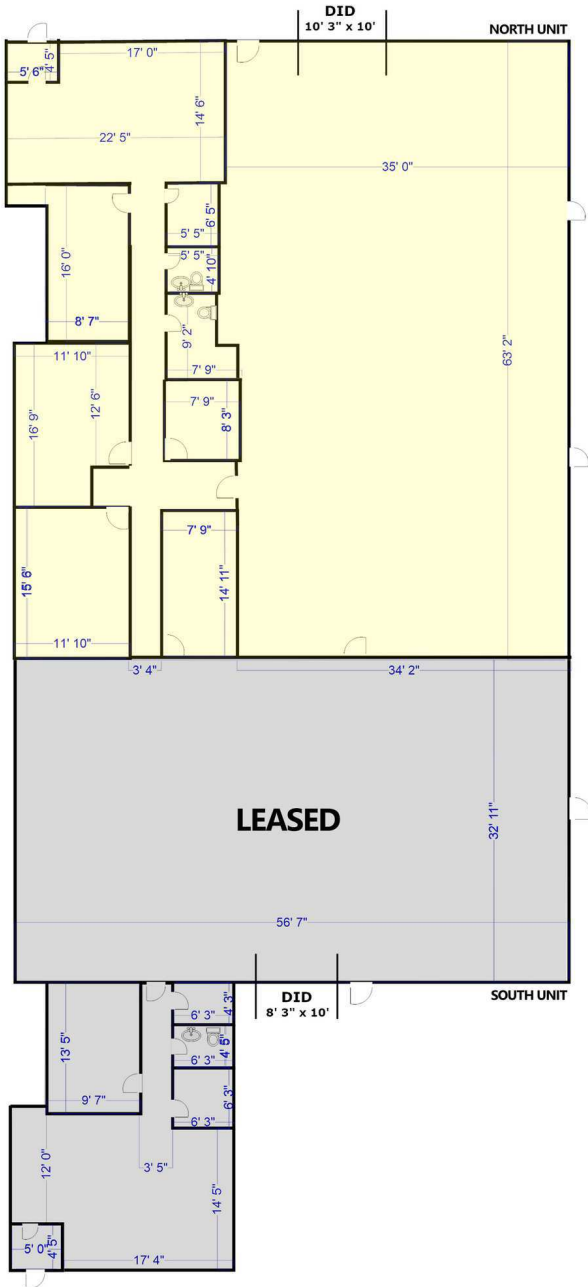
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CURRENT BUILDING LAYOUT

PROPOSED LAYOUT WITH DEMO IN NORTH UNIT

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