



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:** 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:** \$2.68 Per Sq. Ft.
(\$5,662.62 Per Month)
Escalation Lessee's Responsibility
- **Building Insurance:** \$0.34 Per Sq. Ft.
(\$718.39 Per Month)
Escalation Lessee's Responsibility
- **CAM:** \$0.89 Per Sq. Ft.
(\$1,880.50 Per Month)
Escalation Lessee's Responsibility
- **Operating Expense:** Not Included
- **Lease Term:** Negotiable
- **Security Deposit:** Negotiable

All interior is new construction.

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

