



USER/INVESTOR OPPORTUNITY

Strategically Located Industrial Facility

For more information, please contact:

Building Highlights

Available SF:	104,394 (Divisible to 35,579)
Office SF:	10,570 (To Suit)
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

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Owned by:

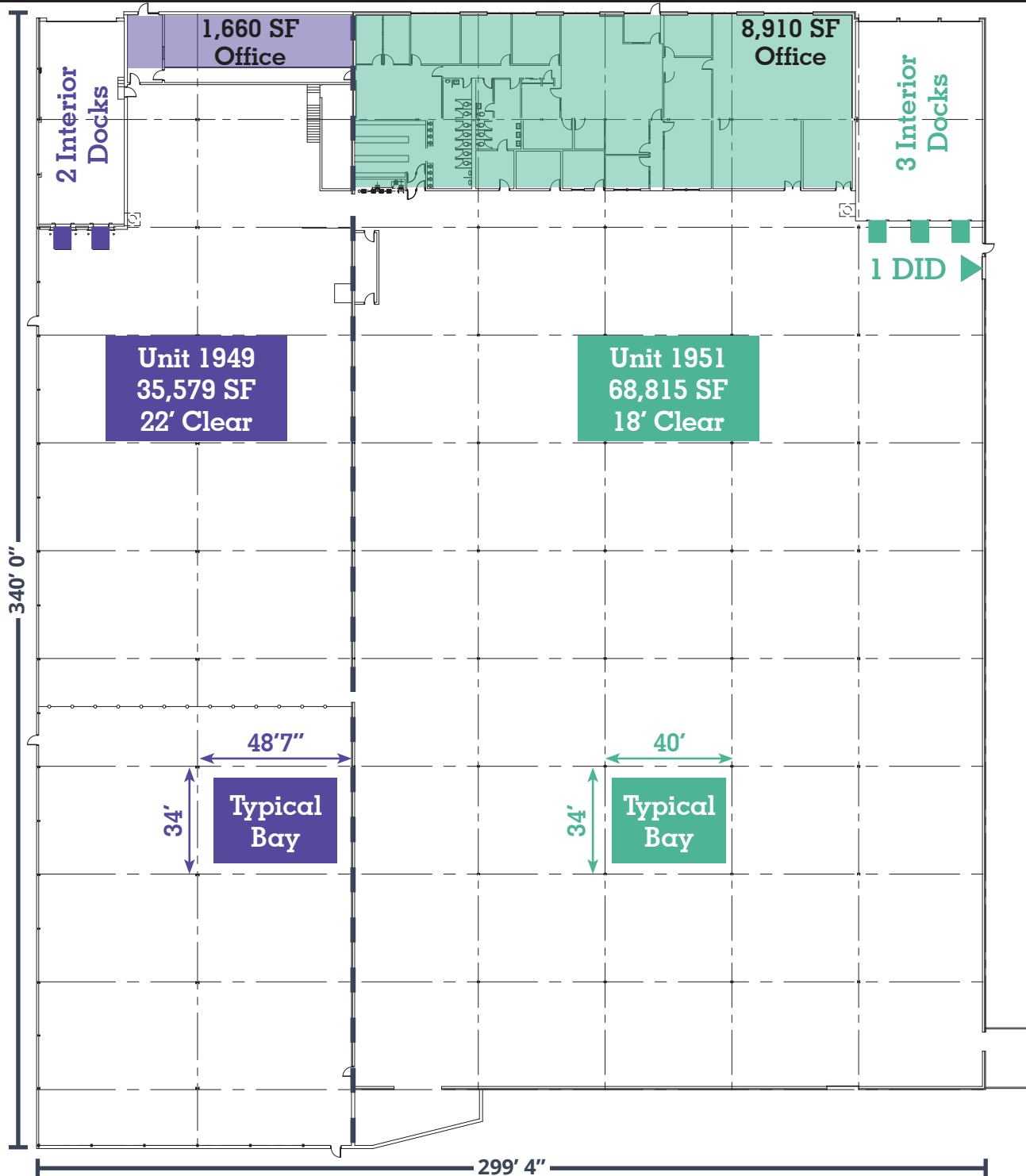


Building Layout

104,394 SF

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

Office to Suit - Ready to Customize for Your Clients Now!



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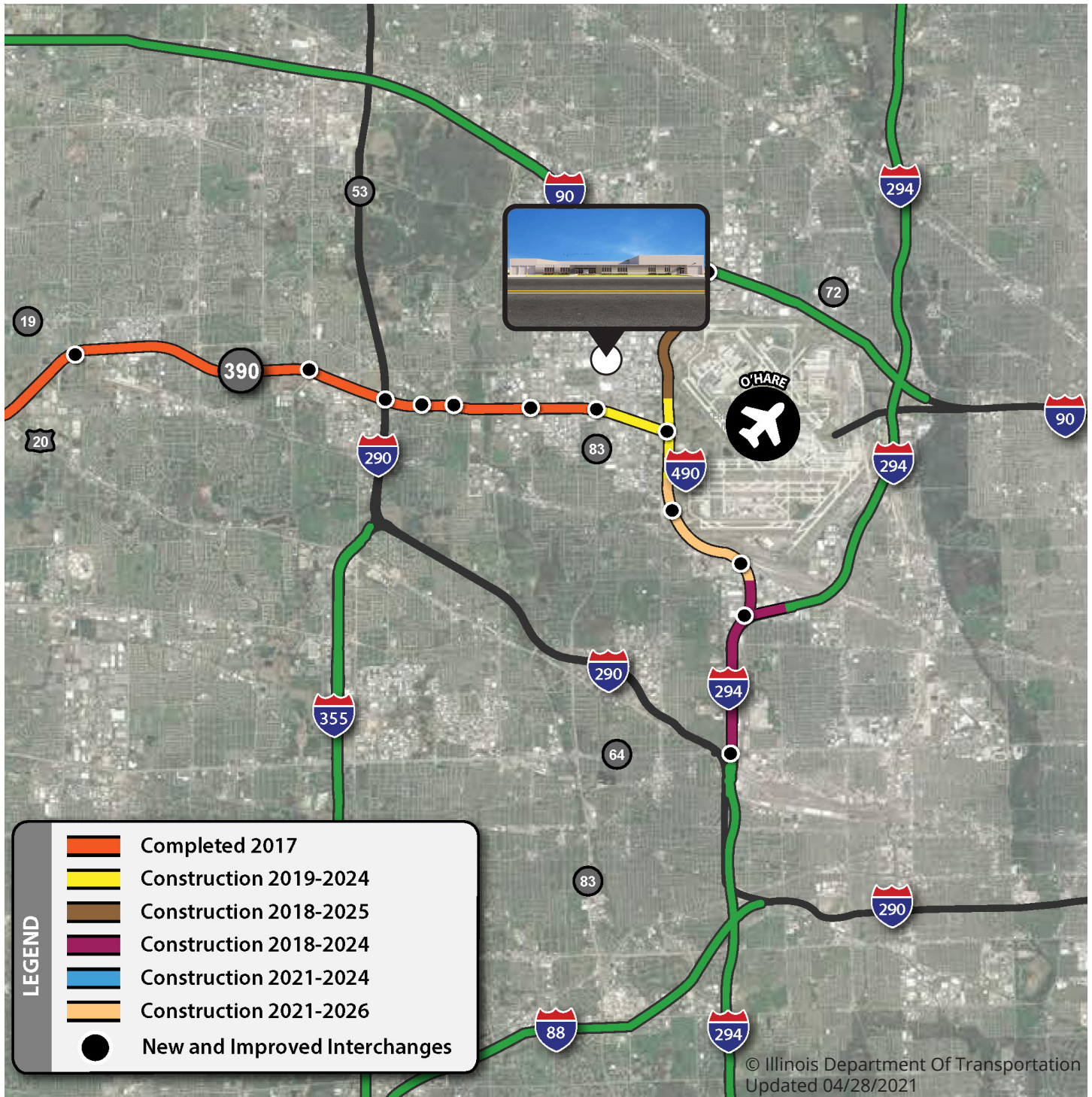
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Access Illinois Tollway

Warehouse/Distribution Center
1949-1951 Arthur Avenue
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ACCESS MAP



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