

±9,615 SF
**INDUSTRIAL
SPACE
FOR LEASE**

Make-ready
Office Space
Improvements
Underway

Abundant
Power

Fully
Temperature-
Controlled
Warehouse


TRANSWESTERN
REAL ESTATE
SERVICES

2503 PAN AM BLVD.

Elk Grove Village, IL 60007
[Property Website](#)

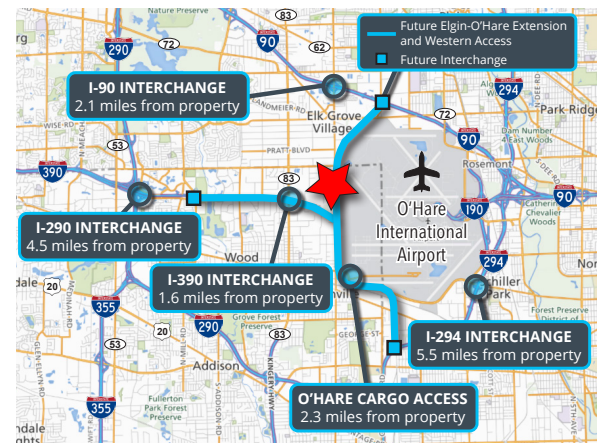


SPECIFICATIONS

- Building Size: ±15,987 SF
- Land Area: ±0.92 AC
- Available Size: ±9,615 SF
- Office Size: ±2,033 SF
- Ceiling Height: 13'
- Loading: 1 Ext. Dock / 1 DID
- Power: 1200A 240V
- Parking: ±10 Cars
- Heating: Gas
- Year Built: 1985
- Construction: Masonry
- Zoning: I-2 (General Industrial)
- **Lease Rate: \$13.50 PSF MG**

HIGHLIGHTS

- Make-ready office space improvements underway
- Recently paved parking lot
- Abundant power
- Fully temperature-controlled warehouse
- Low DuPage County taxes
- Direct access to O'Hare and major expressways



Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

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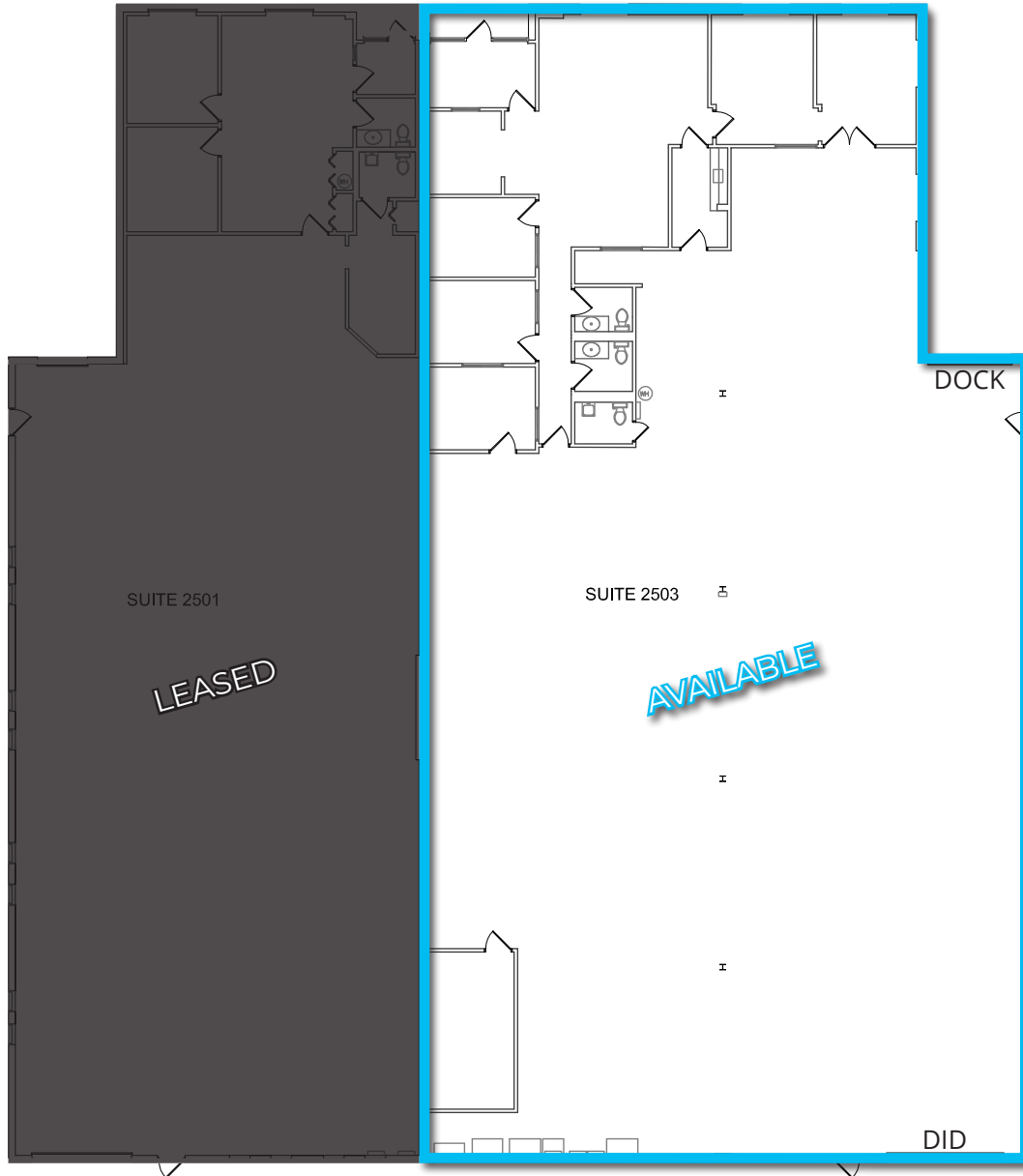

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BUILDING LAYOUT



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PROPERTY PHOTOS



Warehouse



Warehouse



Office



Break Room

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