

**FOR LEASE**  
**3,993 SF to 7,986 SF**



**ELK GROVE VILLAGE, IL**

## **2694-2696 AMERICAN LANE**

### **COMMENTS**

- Warehouse Suite for Lease with Functional Office Layout
- Low, Stable DuPage County Real Estate Taxes
- Ample Parking and Street Parking Available
- Direct Access to O'Hare and I-90
- Professionally Owned & Managed

### **BUILDING DETAILS**

Building Size	24,838 SF
Suite Size	3,993 SF to 7,986 SF
Office Size	536 SF to 1,073 SF
Loading	2 Total Loading Dock Positions
Clear Height	13.5'
Parking	0.8 per 1,000 SF

Brokered by:

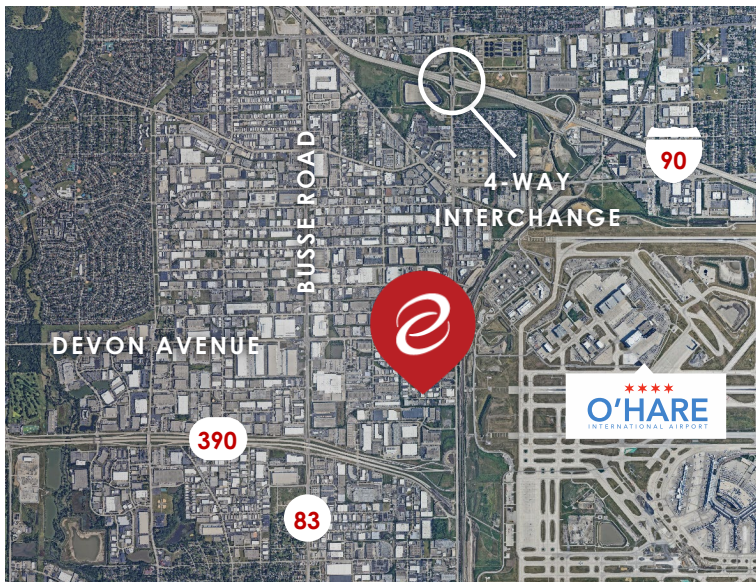
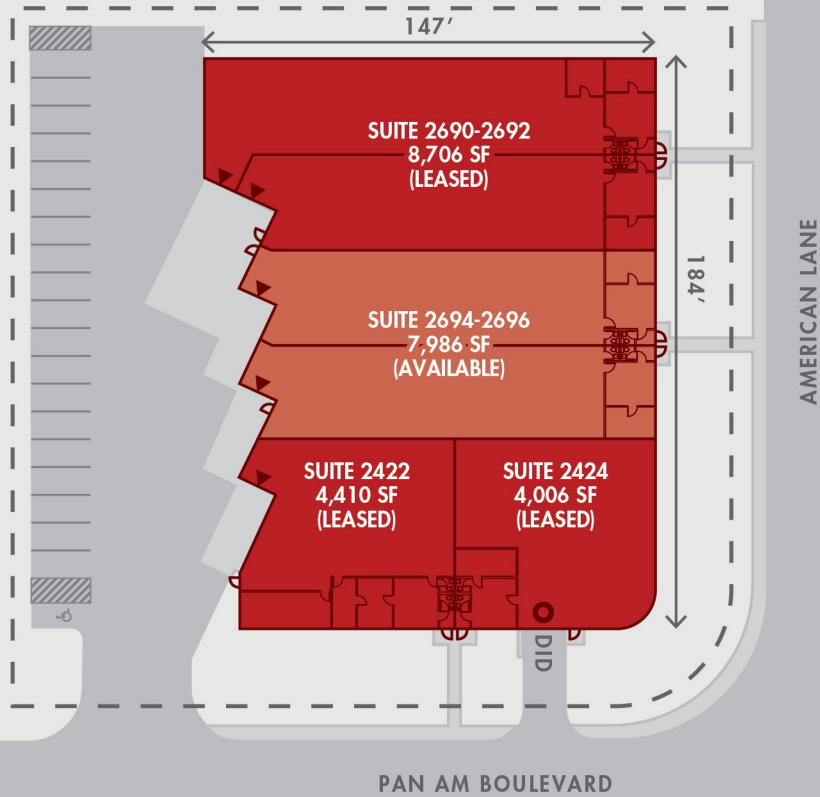
 **TRANSWESTERN** REAL ESTATE SERVICES

Owned & Managed by:

 **VentureOne**

# FOR LEASE

## 3,993 SF to 7,986 SF



SUITE	TOTAL SF	OFFICE SF	ASKING RATE (MODIFIED GROSS)
2690-2692	8,706	1,078	Leased
2694	3,993	537	Subject to Offer
2696	3,993	536	Subject to Offer
2422	4,140	1,122	Leased
2424	4,006	560	Leased
<b>TOTALS</b>	<b>24,838</b>		

**ROSS LEHRMAN**

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