

±58,000 SF
(DIVISIBLE)
INDUSTRIAL
BUILDING FOR
SUBLEASE

Can Be
Demised To
±21,750 SF
or ±36,250 SF

Sublease
Through
7/31/2025

Ability to Extend
Long-Term
Through Owner


TRANSWESTERN
REAL ESTATE
SERVICES

940 LIVELY BOULEVARD

Elk Grove Village, IL 60007

[Property Website](#)

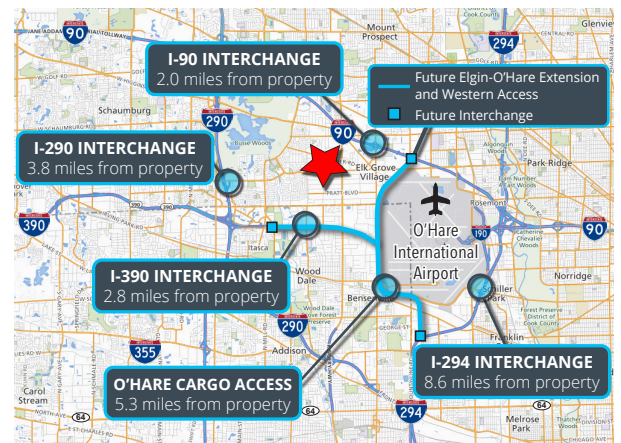


Specifications

- Building Size: ±58,000 SF
- Land Area: ±2.59 AC
- Divisible To: ±21,750 SF
- Office Size: ±5,000 SF
- Lab Space: ±2,344 SF
- Ceiling Height: 18'
- Loading: 4 Int. Docks / 2 DID
- Power: 800A 480V
- Parking: ±75 Cars
- Year Built: 1980
- Construction: Masonry
- **Lease Rate: \$11.00 PSF MG**
\$10.00 PSF MG

Highlights

- Hard-to-find standalone facility
- Flexible space options available
- Can be demised to ±21,750 SF with ±2,344 SF lab space or ±36,250 SF with ±5,000 SF office
- Sublease through 7/31/25
- Ability to extend long-term through owner
- Racking and office furniture available
- Direct access to Busse Road and I-90 via Elmhurst Road
- Professionally owned and managed



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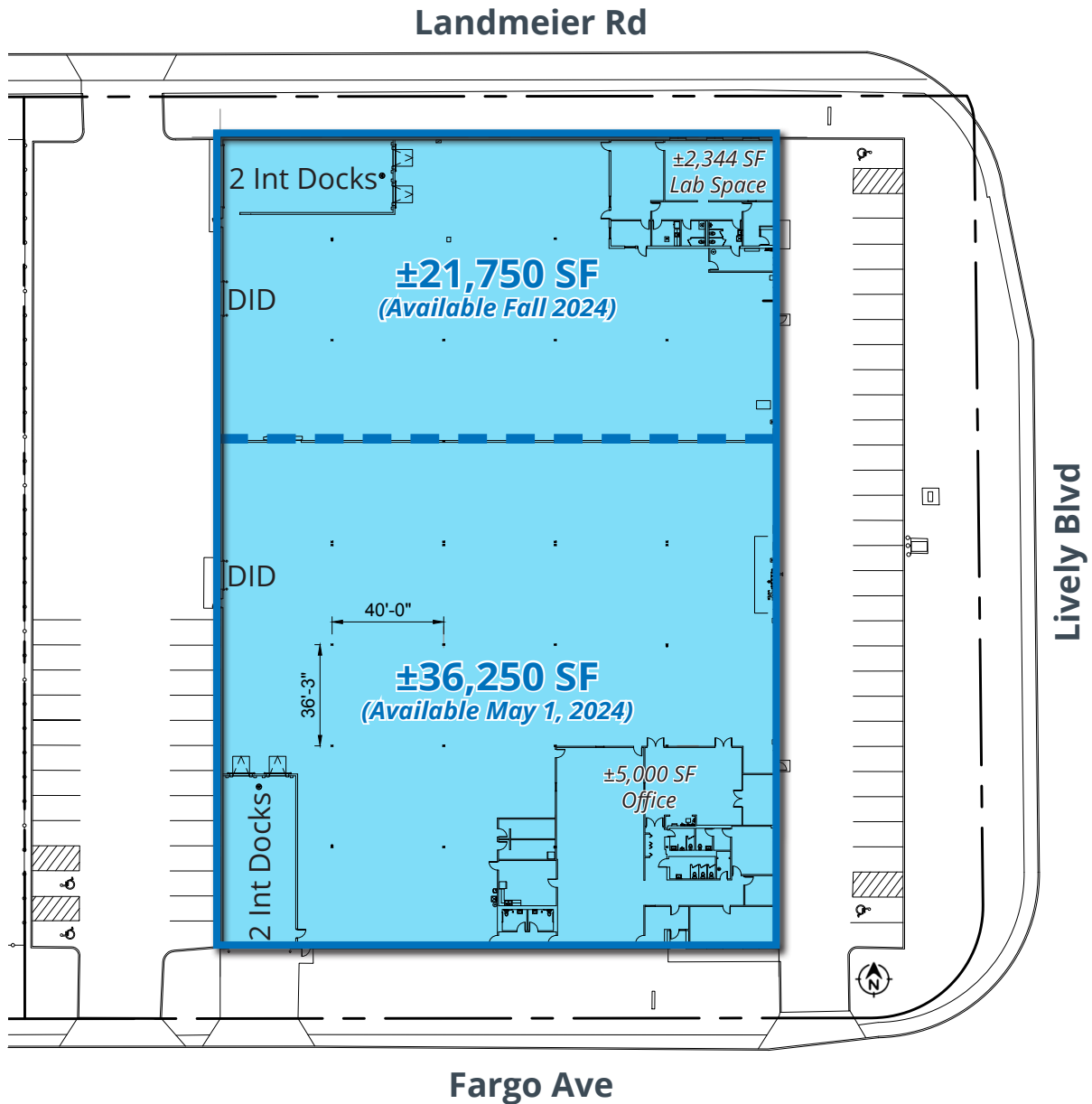

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SITE PLAN



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