

2250 Arthur Avenue

±76,430 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE

Elk Grove Village, IL 60007

Temp-Controlled
Warehouse

Recently
Renovated Offices

Fenced-in
Parking Lot

Professionally
Owned & Managed



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

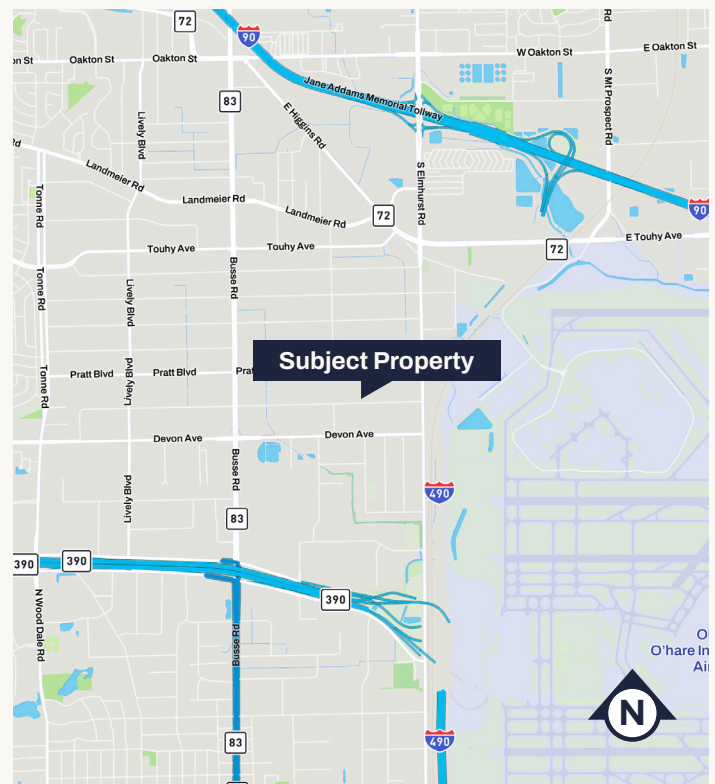
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Property Highlights

- ±76,430 SF industrial building for lease
- Temperature-controlled warehouse
- Very well-maintained facility
- Recently renovated offices
- New LED lights
- Abundant power
- Fenced-in parking lot
- Trailer / car parking expansion available
- Potential for rail
- Professionally owned and managed by Taurus

BUILDING SIZE	±76,430 SF
LAND AREA	±3.21 AC
OFFICE SIZE	±7,350 SF
CEILING HEIGHT	16' - 17' Clear
LOADING	3 Ext / 2 Int / 3 DID
RAIL DOORS	2 (10'x10')
POWER	1200A 480/277V 3P
PARKING	49 Cars (Exp)
SPRINKLERS	Wet
HEATING	Gas
YEAR BUILT	1968
CONSTRUCTION	Masonry
INS	\$0.19 PSF
CAM	\$0.81 PSF
RET	\$2.97 PSF
LEASE RATE	Subject to Offer



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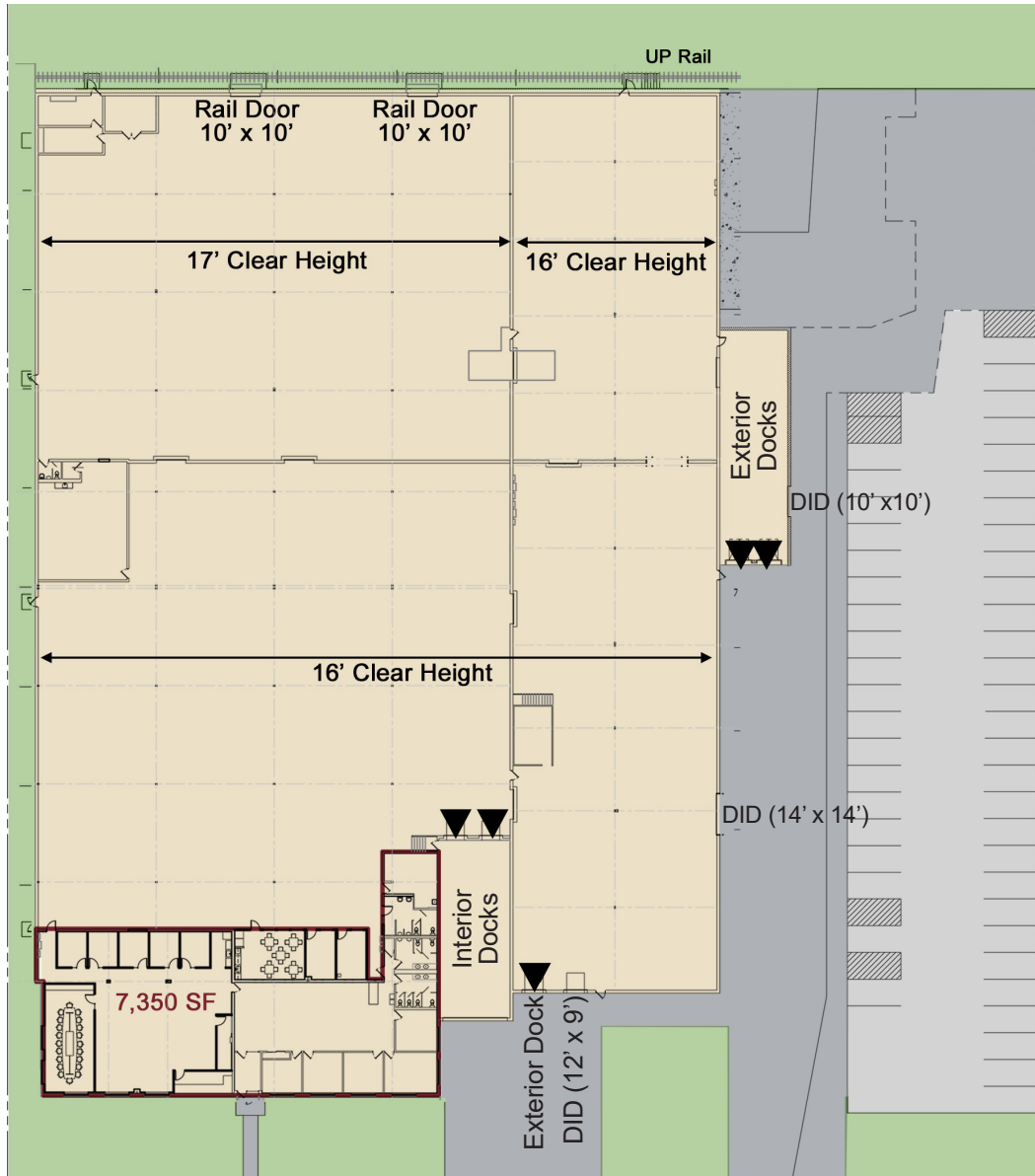


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FLOOR PLAN

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